



Community Development Department

BISMARCK PLANNING AND ZONING COMMISSION
MEETING AGENDA
August 25, 2010

Tom Baker Meeting Room	5:00 p.m.	City-County Building
Item No.		Page

MINUTES

1. Consider the approval of the minutes of the July 28, 2010 meeting of the Bismarck Planning and Zoning Commission.

CONSENT AGENDA

CONSIDERATION

The following item is a request for a public hearing.

2. **MDU Subdivision – Preliminary Plat (G³)** 1
Hay Creek Township
Staff recommendation: tentative approval ☐tentative approval ☐table ☐deny
3. **Sonnet Heights Subdivision 5th Replat (JT)**
 - a. **Zoning Change (R5, R10, RT & CG to PUD, R10, RT & CG)**.....5
Staff recommendation: schedule a hearing ☐schedule a hearing ☐table ☐deny
 - b. **Preliminary Plat** 11
Staff recommendation: tentative approval ☐tentative approval ☐table ☐deny
4. **Capitol View Addition – Major PUD Amendment (JT)** 15
Staff recommendation: schedule a hearing ☐schedule a hearing ☐table ☐deny

REGULAR AGENDA

FINAL CONSIDERATION/PUBLIC HEARINGS

The following items are requests for final action and forwarding to the City Commission.

5. **Home Depot Addition – Minor Subdivision Final Plat (G²)**25
Staff recommendation: approve ☐approve ☐continue ☐table ☐deny
6. **Pebble Creek 10th Addition – Minor Subdivision Final Plat (Klee)**29
Staff recommendation: approve ☐approve ☐continue ☐table ☐deny
7. **Whispering Pointe – Minor Subdivision Final Plat (Klee)**33
Staff recommendation: approve ☐approve ☐continue ☐table ☐deny
8. **Sonnet Height Subdivision 4th Replat (JT)**
- a. **Zoning Change (RM30 to R10 and RM30)**39
 Staff recommendation: approve ☐approve ☐continue ☐table ☐deny
- b. **Minor Subdivision Final Plat**43
 Staff recommendation: approve ☐approve ☐continue ☐table ☐deny
9. **Lot 1, Block 1, House of Prayer Addition – Special Use Permit (day care) (JT)**47
 Staff recommendation: approve ☐approve ☐continue ☐table ☐deny

OTHER BUSINESS

10. **Election of Vice Chair**
11. **2009 Annual Report**
12. **Other**

ADJOURNMENT

13. **Adjourn.** The next regular meeting date is scheduled for Wednesday, September 22, 2010.

Enclosure: Minutes of the July 28, 2010 meeting
 Major Building Permits Report for July 2010
 Building Permit Activity Report for July 2010
 2009 Annual Report

**BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:**Title:**

MDU Subdivision – Preliminary Plat

Status:

Planning Commission – Consideration

Date:

August 25, 2010

Owner(s):

Montana Dakota Utilities Company

Engineer:

Swenson, Hagen & Company

Reason for Request:

The owners wish to plat this parcel and build an electrical substation.

Location:Northeast of Bismarck, a corner lot southeast of the intersection of Centennial Road and 43rd Avenue N.E.
(NE ¼ of Section 24, T139N/R80W Hay Creek Township)**Project Size:**

3.95 acres

Number of Lots:

1 lot in 1 block

EXISTING CONDITIONS:**PROPOSED CONDITIONS:****Land Use:** vacant, undeveloped**Land Use:** electrical substation**Zoning:** A-Agricultural**Zoning:** A-Agricultural**Uses Allowed:** general agricultural and utilities**Uses Allowed:** general agricultural and utilities**Maximum Density Allowed:**

1 residential unit per 65,000 sq. ft.

Maximum Density Allowed:

1 residential unit per 65,000 sq. ft.

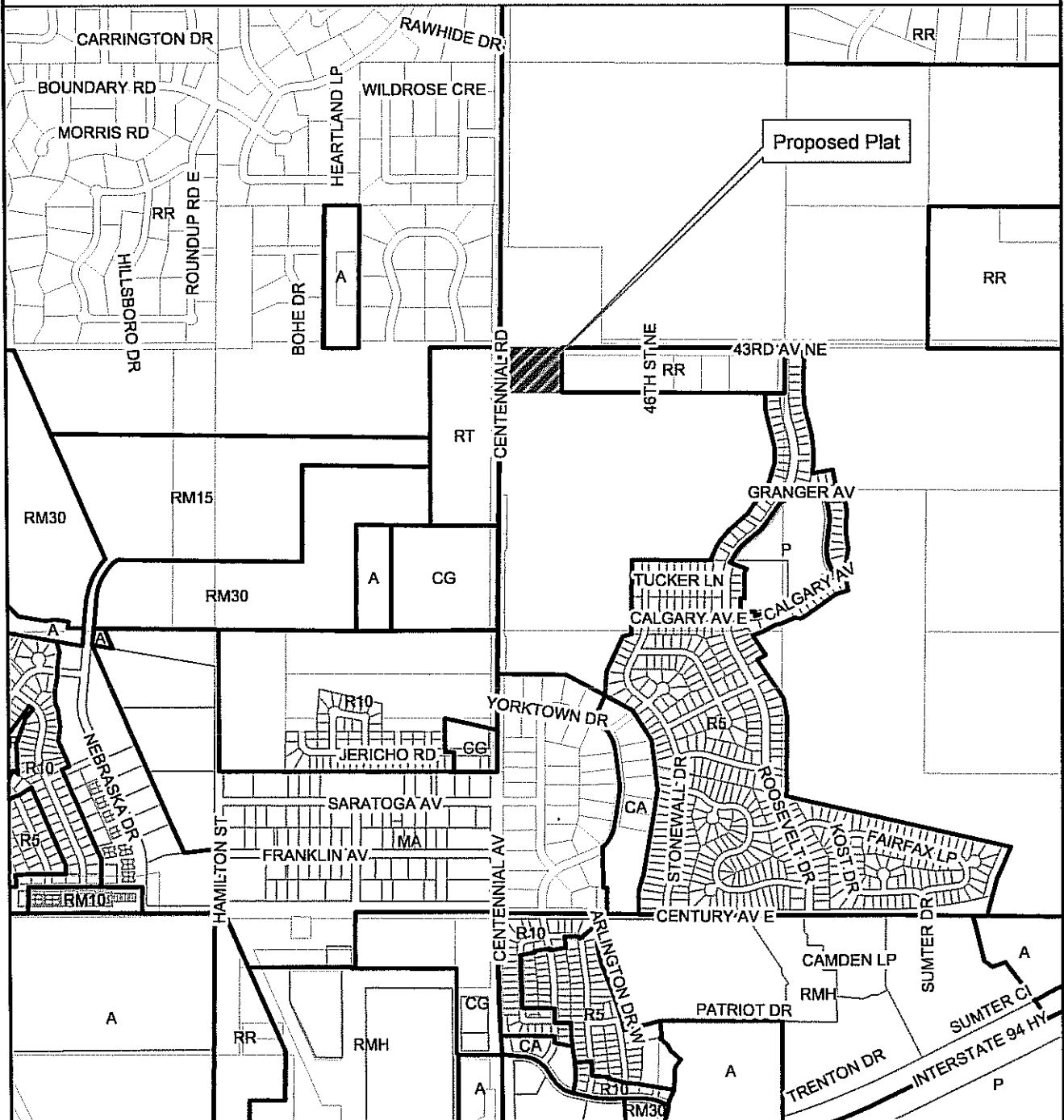
PROPERTY HISTORY:**Zoned:** ---**Platted:** ---**Annexed:** ---**ADDITIONAL INFORMATION:**

1. A zoning change is not needed. Utilities are allowed in all zoning districts.
2. The proposed subdivision complies with the Fringe Area Road Master Plan. Adequate right-of-way will be dedicated for 43rd Avenue. Adequate right-of-way already exists along Centennial Road.
3. Access to the property is provided by an approach on 43rd Avenue N.E..
4. The proposed subdivision is compatible with adjacent land uses and would not adversely affect property in the vicinity. A landscaped buffer yard will be installed on the east side of this lot.
5. Surrounding land use includes undeveloped agricultural land to the north, south and west. There is a church to the east and a rural residential subdivision to the northwest.
6. The proposed plat is consistent with all adopted plans, policies and accepted planning practices.

RECOMMENDATION:

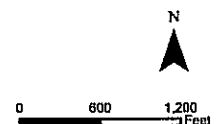
Based on the above findings, staff recommends tentative approval of the preliminary plat of MDU Subdivision.

Proposed Plat MDU Substation Subdivision



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: July 29, 2010 (ksg)

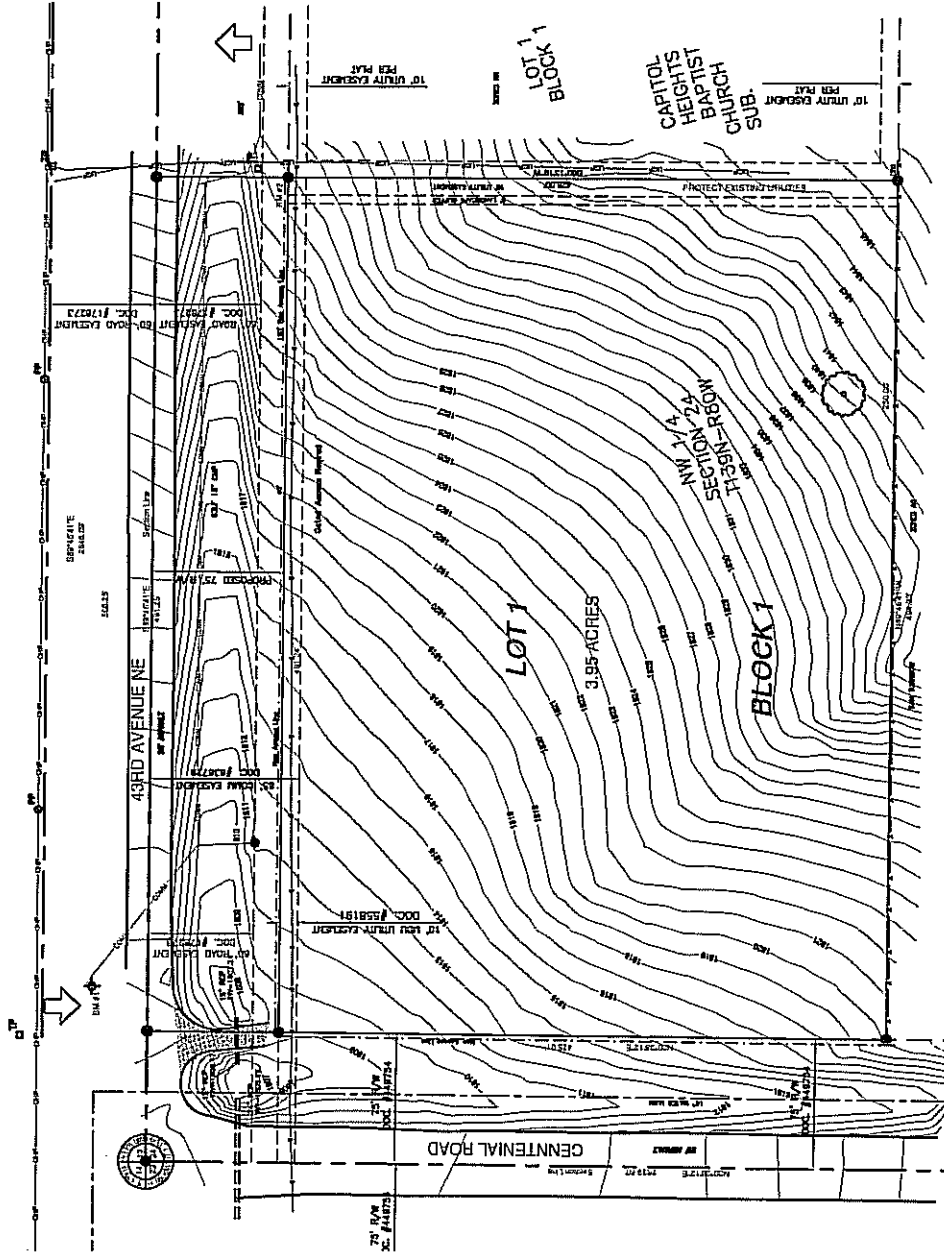
Source: City of Bismarck



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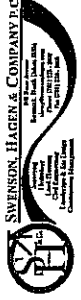
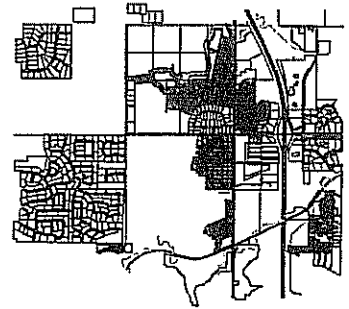
PRELIMINARY PLAT
MDU SUBSTATION SUBDIVISION
THE NORTH 425.00' OF SECTION 24 T 139 N, R 80 W
WEST OF CAPITAL HEIGHTS BAPTIST CHURCH SUBDIVISION
AND EAST OF CENTENNIAL ROAD RIGHT OF WAY
BURLEIGH COUNTY, NORTH DAKOTA

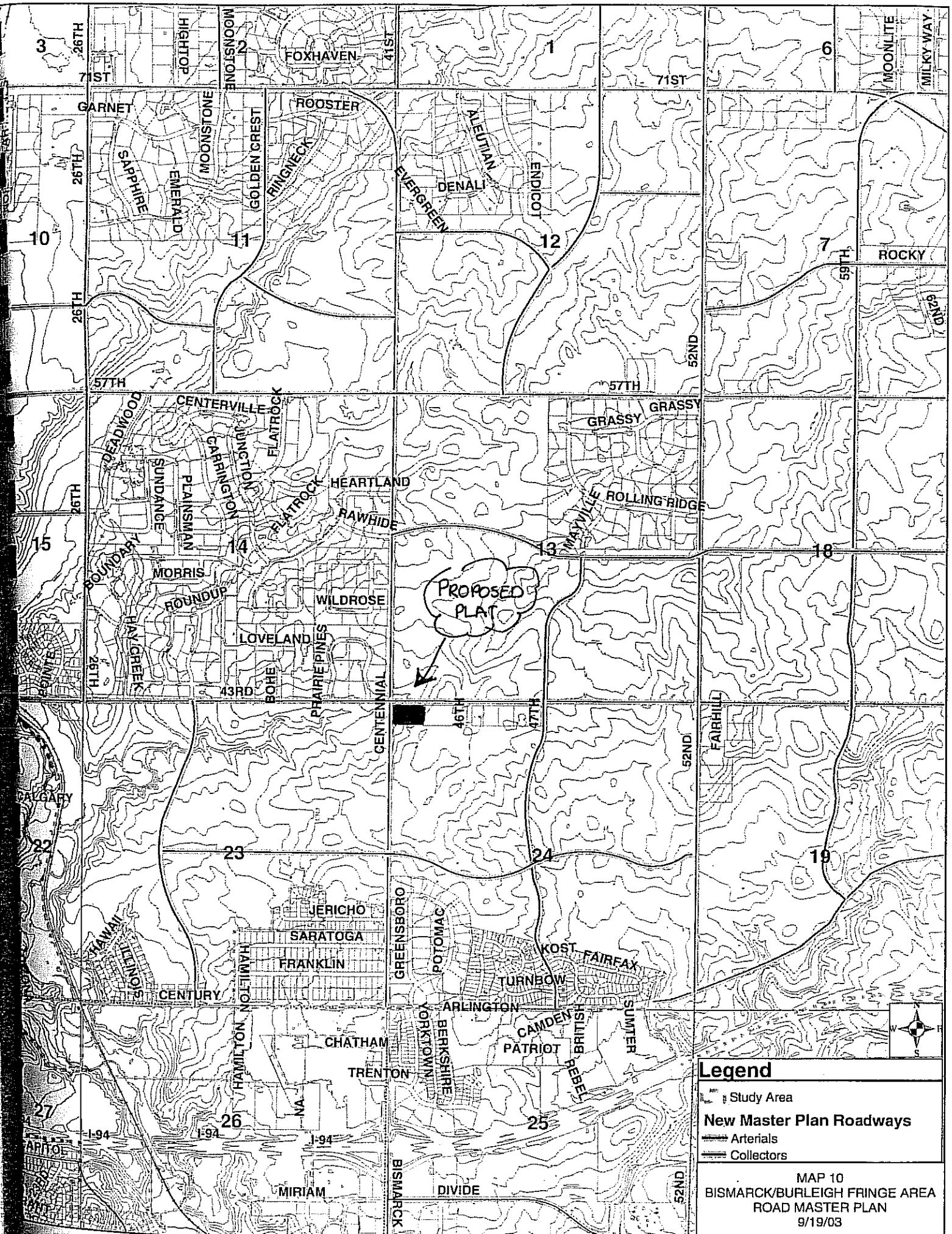


MONTANA-DAKOTA UTILITIES CO.
REGIONAL ELECTRIC SYSTEMS ENGINEER
PO BOX 1457
BISMARCK, ND 58502
224-5630

EXISTING ZONING AG

TOTAL ACRES - 4.81 ACRES





Legend

- Study Area
- New Master Plan Roadways
 - Arterials
 - Collectors

MAP 10
BISMARCK/BURLEIGH FRINGE AREA
ROAD MASTER PLAN
9/19/03

BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Sonnet Heights Subdivision Fifth Replat – Zoning Change (R5, R10, RT & CG to PUD, R10, RT & CG)		
Status: Planning Commission – Consideration	Date: August 25, 2010	
Owner(s): Jomani Developing, LLC; Richard Fischer; Dean Kessel; Gary Fischer and Greg & Ivan Tschider	Engineer: Swenson, Hagen & Company	
Reason for Request: The applicants wish to develop the property for commercial uses on Lots 1 & 2, Block 1, and Lots 1-4, Block 2, residential/office uses on Lots 3 & 4, Block 1 and Lots 5-7, Block 2; single and two-family residential on Lots 5-9, Block 1 and single-family residential subdivision with a private alley along the back side of each lot for Lots 1-26, Block 3.		
Location: Along the west side of Ottawa Street between LaSalle Drive and 43 rd Avenue NE (A replat of Lot 4, Block 23, Lots 1-3, Block 24, Lots 10-27, Block 25, Lots 6-9, Block 26 and Lots 1-4, Block 27, Sonnet Heights Subdivision).		
Project Size: 13.78 acres	Number of Lots: 42 lots in three blocks	
EXISTING CONDITIONS:		
Land Use: Vacant/Undeveloped	PROPOSED CONDITIONS:	
Land Use: Single and two-family residential, offices, and commercial uses including multi-family dwellings		
Zoning: R5 – Residential R10 – Residential RT – Residential CG – Commercial	Zoning: PUD – Planned Unit Development R10 – Residential RT – Residential CG – Commercial	
Uses Allowed: R5-Single-family residential R10-Single and two-family residential RT- Offices and multi-family residential CG-Multi-family residential and commercial uses	Uses Allowed: PUD-Single family residential R10-Single and two-family residential RT- Offices, multi-family CG-Multi-family residential and commercial uses	
Maximum Density Allowed: R5 – 5 units per acre R10 – 10 units per acre RT – 30 units per acre (multi-family residential) CG – 40 units per acre (multi-family residential)	Maximum Density Allowed: PUD – 6 units per acre (single family residential) R5 – 5 units per acre R10 – 10 units per acre RT – 30 units per acre (multi-family residential) CG – 40 units per acre (multi-family residential)	
PROPERTY HISTORY:		
Zoned: 05/07	Platted: 05/07	Annexed: 03/07

ADDITIONAL INFORMATION:

1. Sonnet Heights Subdivision 3rd Replat was created in 2009 with similar a PUD zoning classification. The PUD for Sonnet Heights 3rd Replat is the model for the proposed PUD zoning for Lots 1-26, Block 3; in which single-family dwellings is the sole permitted use. Each dwelling unit is adjacent to a private, 20-foot wide access easement/alleyway with a 20-foot front yard setback requirement.

FINDINGS:

1. The proposed zoning change would be consistent with the US Highway 83 Corridor Transportation Study recommendations, which identifies this area as urban residential and mixed uses. Mixed uses include residential, office and commercial uses.
2. The proposed zoning change is compatible with adjacent land uses. There is partially-developed single-family residential to the west, partially-developed single and two-family residential to the north, undeveloped property that is zoned RT – Residential to the south and commercial development to the east. There is one established, single-family dwelling unit directly adjacent to the southeast corner of the proposed subdivision. Should the property adjacent to the single-family dwelling be developed while the residence is occupied, vegetative buffer yards would be required on the south 20-feet of Lots 1 and 4, Block 1 and the east 20-feet of Lot 5, Block 4 that is adjacent to the single-family dwelling.
3. The zoning change will not place an undue burden on public services.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with all adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends scheduling a public hearing for the zoning change for Sonnet Heights Subdivision Fifth Replat as outlined in the attached draft ordinance.

ORDINANCE NO.

<i>Introduced by</i>	_____
<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE 1986 CODE OF ORDINANCES, OF THE CITY OF BISMARCK, NORTH DAKOTA, AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the R5 - Residential District, R10 – Residential District and RT – Residential district and included within the PUD – Planned Unit Development District.

Lots 1-26, Block 3, Sonnet Heights Subdivision Fifth Replat.

This PUD is subject to the following development standards:

1. *Uses Permitted.* Permitted uses include single-family dwellings. Any change in the use of the property will require an amendment to this PUD. All other uses not included shall be prohibited.
2. *Development Standards.* Each buildable lot shall have an area of not less than 7,000 square feet, a front property line width of not less than 50 feet measured at the property line, and a front yard setback of 20 feet. All other development standards, including lot coverage, side yards and height limits shall be the same as the R5-Residential standards.
3. *Density.* The maximum allowable density shall be 26 units.

Section 2. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the R10-Residential zoning district and included in the R10-Residential zoning district:

Lots 5-9, Block 1, Sonnet Heights Subdivision Fifth Replat.

Section 3. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the RT-Residential zoning district and the CG-Commercial zoning district and included in the RT-Residential District:

Lots 3-4, Block 1, Lots 5-7, Block 2, Sonnet Heights Subdivision Fifth Replat.

Section 4. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following property shall be excluded from the RT-Residential zoning district and CG-Commercial zoning district and included in the CG-Commercial district:

Lots 1-2, Block 1, Sonnet Heights Subdivision 5th Replat.

Section 5. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

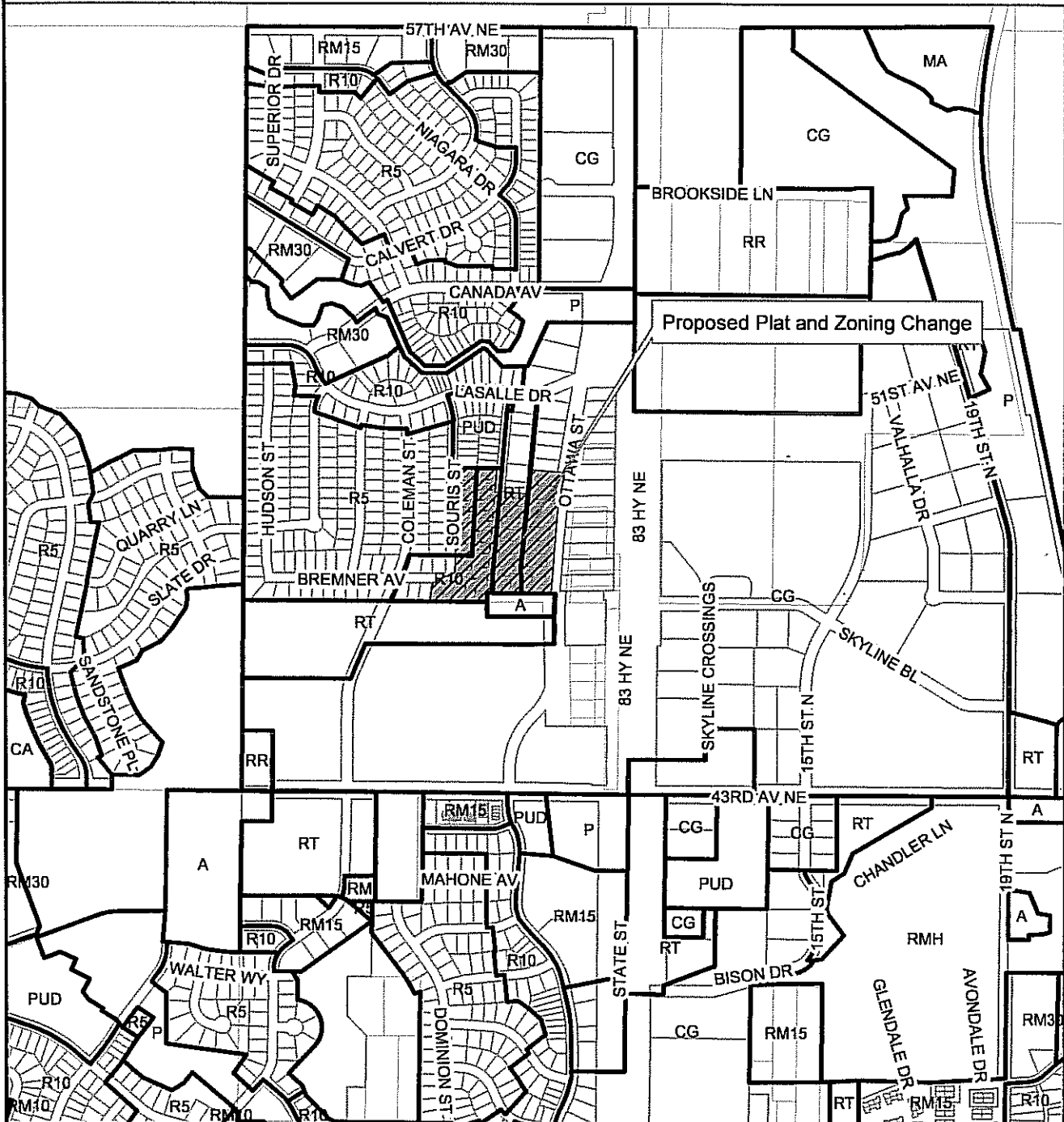
The following property shall be excluded from the CG-Commercial zoning district and included in the CG-Commercial district:

Lots 1-3, Block 2, Sonnet Heights Subdivision 5th Replat.

Section 6. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 7. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.

Proposed Plat and Zoning Change Sonnet Heights Subdivision Fifth Replat

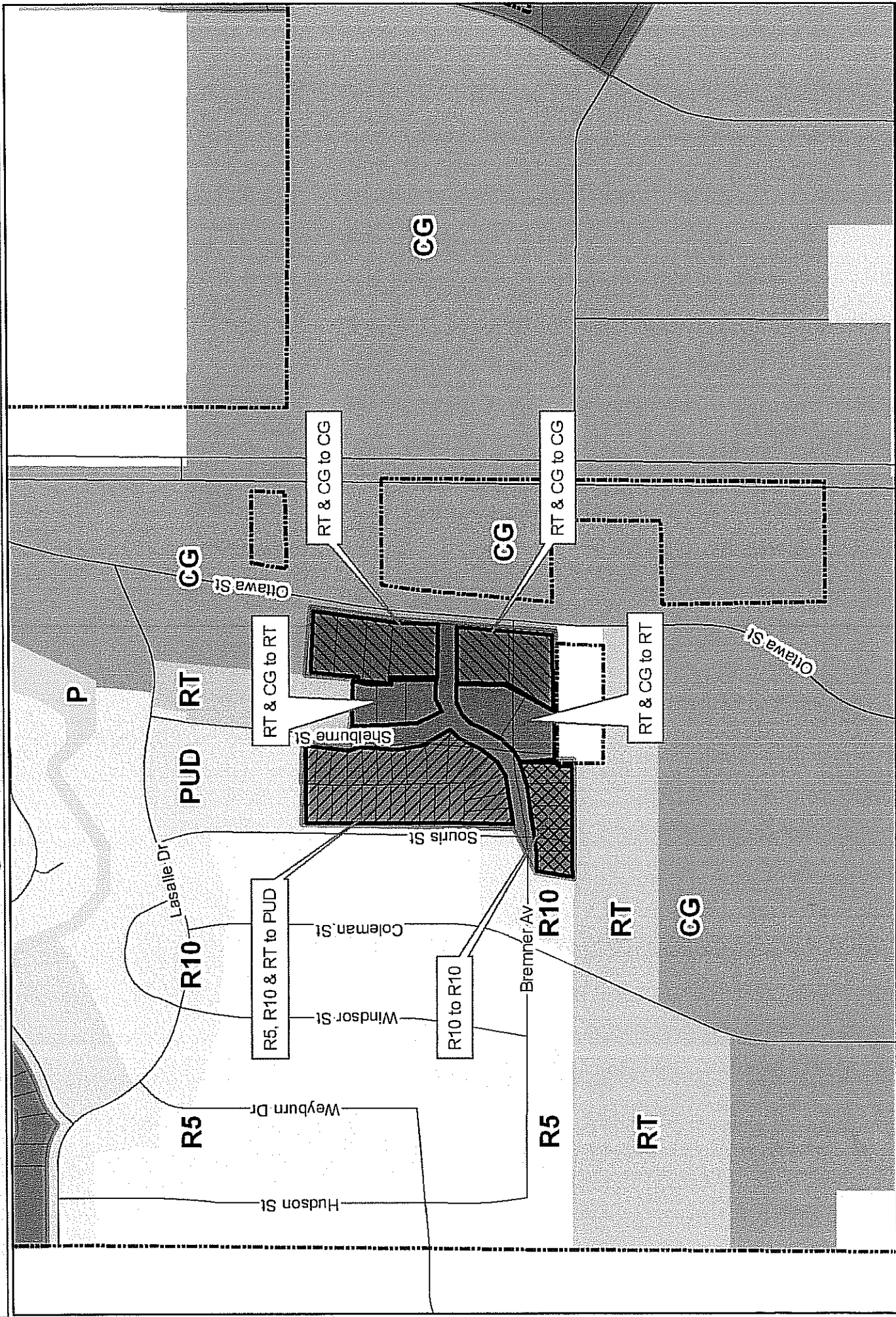


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Map was Updated/Created: July 30, 2010 (kdg)

Source: City of Bismarck



Sonnet Heights Subdivision 5th Replat - Zoning Change



BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Sonnet Heights Subdivision Fifth Replat – Preliminary Plat		
Status: Planning Commission – Consideration	Date: August 25, 2010	
Owner(s): Jomani Developing, LLC; Richard Fischer; Dean Kessel; Gary Fischer and Greg & Ivan Tschider	Engineer: Swenson, Hagen & Company	
Reason for Request: The applicants wish to develop the property for commercial uses on Lots 1 & 2, Block 1, and Lots 1-4, Block 2, residential/office uses on Lots 3 & 4, Block 1 and Lots 5-7, Block 2; single and two-family residential on Lots 5-9, Block 1 and single-family residential subdivision with a private alley along the back side of each lot for Lots 1-26, Block 3.		
Location: Along the west side of Ottawa Street between LaSalle Drive and 43 rd Avenue NE (A replat of Lot 4, Block 23, Lots 1-3, Block 24, Lots 10-27, Block 25, Lots 6-9, Block 26 and Lots 1-4, Block 27, Sonnet Heights Subdivision).		
Project Size: 13.78 acres	Number of Lots: 42 lots in three blocks	
EXISTING CONDITIONS:		
Land Use: Vacant/Undeveloped	PROPOSED CONDITIONS:	
	Land Use: Single and two-family residential, offices, and commercial uses including multi-family dwellings	
Zoning: R5 – Residential R10 – Residential RT – Residential CG - Commercial	Zoning: PUD – Planned Unit Development R10 – Residential RT – Residential CG – Commercial	
Uses Allowed: R5-Single-family residential R10-Single and two-family residential RT- Offices and multi-family residential CG-Multi-family residential and commercial uses	Uses Allowed: PUD-Single family residential R10-Single and two-family residential RT- Offices, multi-family CG-Multi-family residential and commercial uses	
Maximum Density Allowed: R5 – 5 units per acre R10 – 10 units per acre RT – 30 units per acre (multi-family residential) CG – 40 units per acre (multi-family residential)	Maximum Density Allowed: PUD – 6 units per acre (single family residential) R5 – 5 units per acre R10 – 10 units per acre RT – 30 units per acre (multi-family residential) CG – 40 units per acre (multi-family residential)	
PROPERTY HISTORY:		
Zoned: 05/07	Platted: 05/07	Annexed: 03/07

ADDITIONAL INFORMATION:

1. Sonnet Heights Subdivision 3rd Replat was created in 2009 with similar a PUD zoning classification. The PUD for Sonnet Heights 3rd Replat is the model for the proposed PUD zoning for Lots 1-26, Block 3; in which single-family dwellings is the sole permitted use. Each dwelling unit is adjacent to a private, 20-foot wide access easement/alleyway with a 20-foot front yard setback requirement.

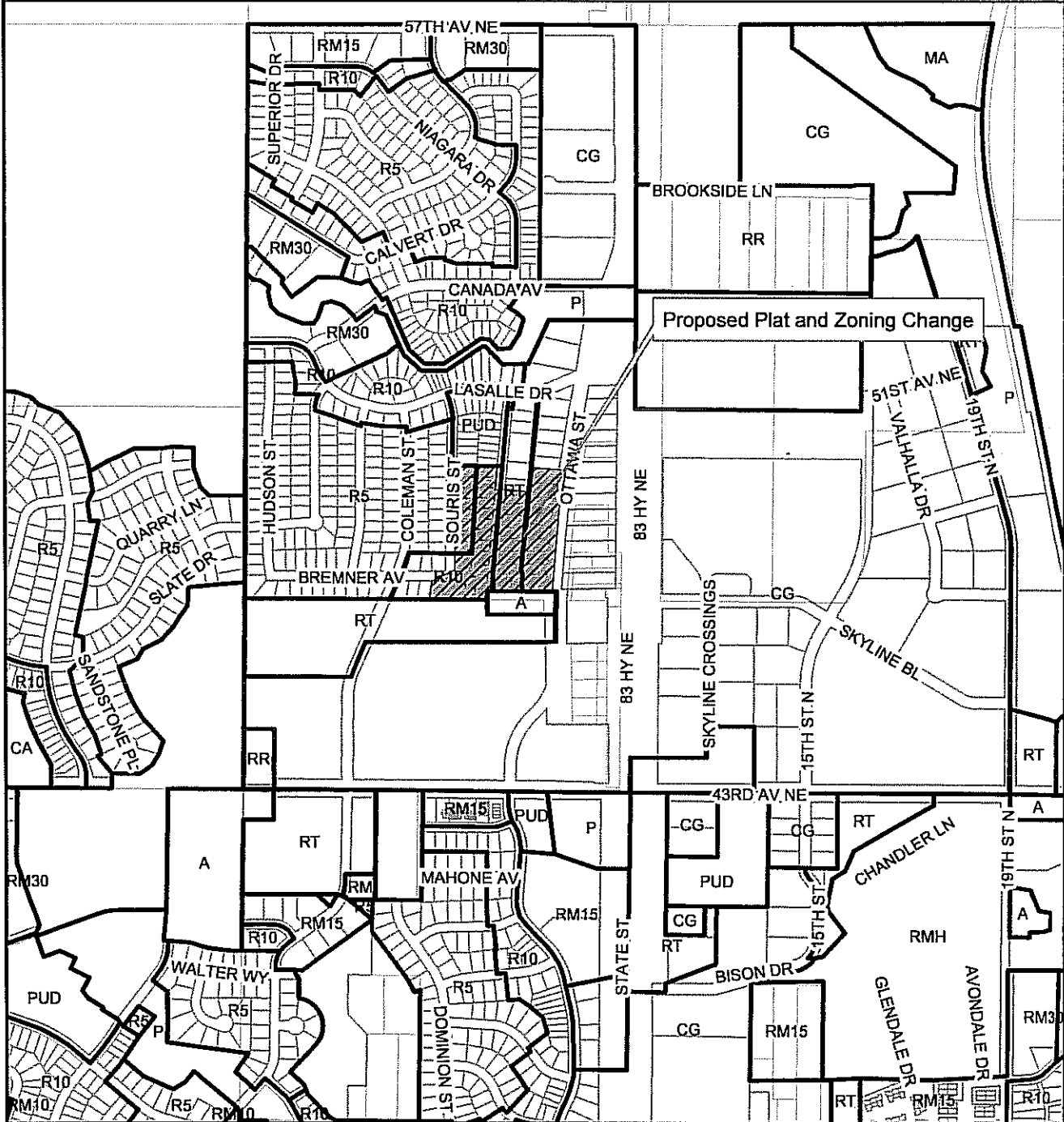
FINDINGS:

1. All technical requirements for consideration of a preliminary plat have been met.
2. The proposed subdivision is consistent with the Fringe Area Road Master Plan, which identifies Ottawa Street as a north-south collector roadway for Section 16.
3. The proposed subdivision is compatible with adjacent land uses. There is partially-developed single-family residential to the west, partially-developed single and two-family residential to the north, undeveloped property that is zoned RT – Residential to the south and commercial development to the east. There is one established, single-family dwelling unit directly adjacent to the southeast corner of the proposed subdivision. Should the property adjacent to the single-family dwelling be developed while the residence is occupied; vegetative buffer yards would be required on the south 20-feet of Lots 1 and 4, Block 1 and the east 20-feet of Lot 5, Block 4 that is adjacent to the single-family dwelling.
4. The proposed subdivision is already a completely annexed; therefore, the proposed subdivision would not place an undue burden on public services.
5. The proposed subdivision would not adversely affect property in the vicinity.
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
7. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends tentative approval of the preliminary plat for Sonnet Heights Subdivision Fifth Replat.

Proposed Plat and Zoning Change Sonnet Heights Subdivision Fifth Replat



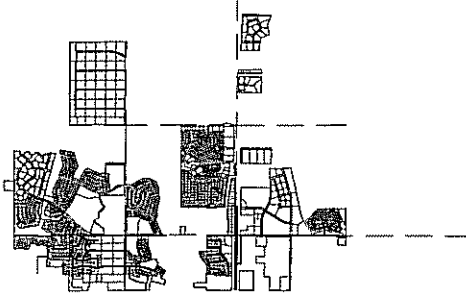
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Map was Updated/Created: July 30, 2010 (kdg)

Source: City of Bismarck



AUG 17 2010

SONNET HEIGHTS SUBDIVISION FIFTH REPLAT
 BEING A REPLAT OF LOT 4 BLOCK 23 LOTS 1-3 BLOCK 24 LOTS 10-27 BLOCK 25 LOTS 6-18 BLOCK 26 & LOTS 1-4 BLOCK 27
 SONNET HEIGHTS SUBDIVISION
 EAST 1/2 SECTION 16, T. 139 N., R. 80 W.,
 BURLEIGH COUNTY, NORTH DAKOTA
BISMARCK, NORTH DAKOTA



LOCATION MAP

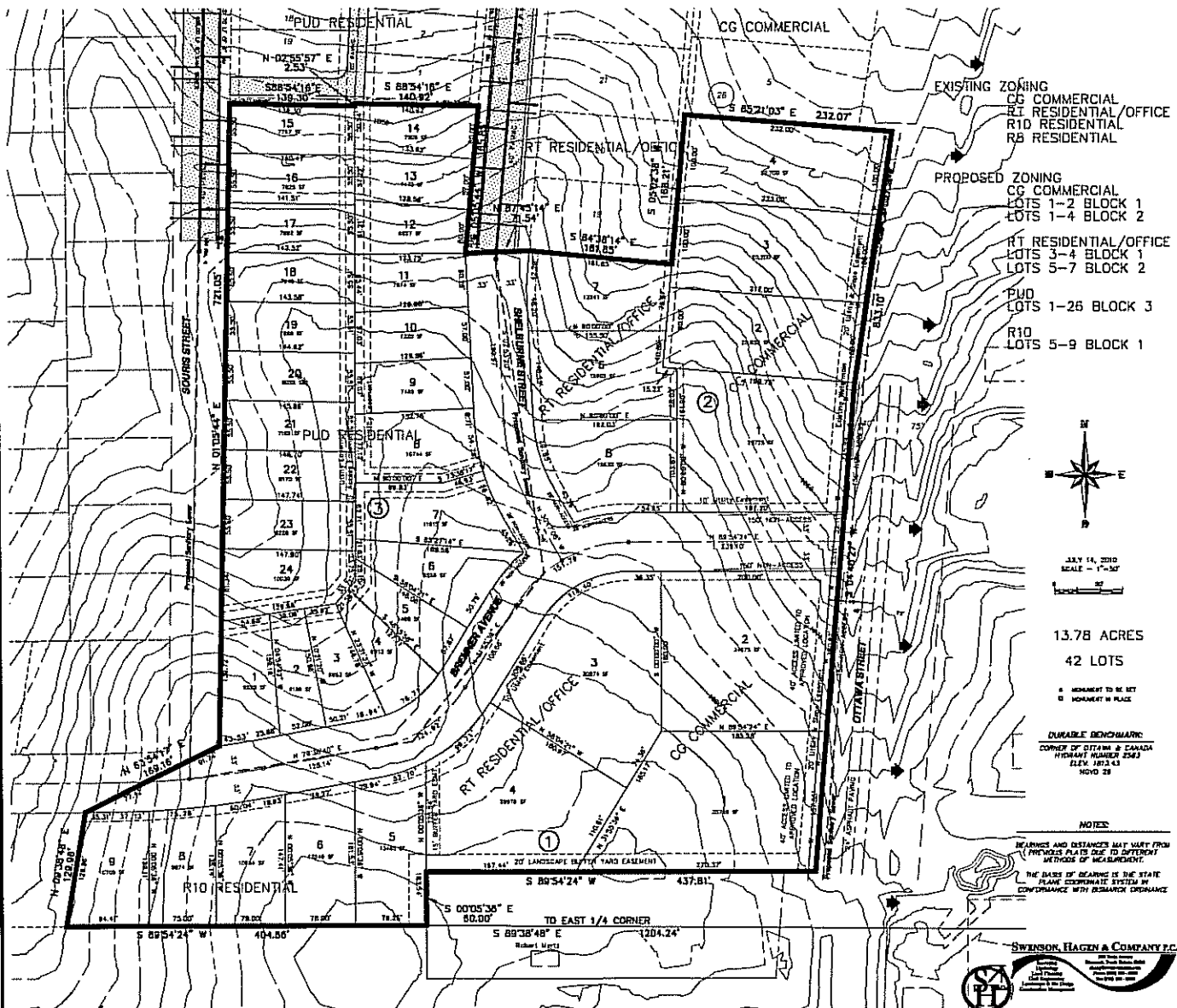
OWNERS: JOMANI DEVELOPMENT
 503 GREENFIELD LANE
 BISMARCK ND 58503

RICHARD FISCHER
 722 N 22ND STREET
 BISMARCK ND 58501

DEAN KESSEL
 3241 ARIZONA DRIVE
 BISMARCK ND 58503

GARY FISCHER
 237 B STREET
 SALT LAKE CITY UT 84103

GREG & IVAN TSCHIDER
 316 N 5TH STREET
 BISMARCK ND 58501



BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Lot 1, Block 1, Capitol View Addition – Major PUD Amendment		
Status: Planning Commission – Consideration	Date: August 25, 2010	
Owner(s): State Street Partners, LLP	Engineer: Kadrmaz, Lee & Jackson	
Reason for Request: Amend PUD to allow the development of a 3-story hotel on the property.		
Location: Along the east side of State Street just south of Divide Avenue.		
Project Size: 1.838 acres	Number of Lots: 1 lot in 1 block	
EXISTING CONDITIONS:		
Land Use: Undeveloped, previously a motel	PROPOSED CONDITIONS:	
Zoning: PUD-Planned Unit Development	Land Use: 3-story, 82-room hotel	
Uses Allowed: Office/bank group and two residential dwellings	Zoning: PUD-Planned Unit Development	
Maximum Density Allowed: Two dwelling units	Uses Allowed: 3-story, 82-room hotel	
	Maximum Density Allowed: 82-room hotel	
PROPERTY HISTORY:		
Zoned: 05/09	Platted: 05/09	Annexed: Pre-1980
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. The previous PUD permitted an 84-foot tall, mixed use office building with two dwelling units on the top floor. The previously-proposed use has been abandoned by the owners in lieu of the current proposal. 2. The east property line contains a utility easement with overhead utility lines in place. Due to the utility lines the plant material required for the buffer yard would be modified slightly. The large upright coniferous trees and large upright deciduous trees have been removed from the requirements and replaced with small upright evergreen species and small ornamental trees. The proposed plant material for the east buffer yard would not change from the previously-approved proposal. The required buffer yard along the south property line shall conform to the requirements of the Landscaping and Screening Ordinance (14-03-11) and can be determined during the Site Plan Review process prior to site development. The required buffer yard along the south property line would be 15-feet; adequate room is available for the plant material in this area, no modifications from the buffer yard ordinance would be necessary. 		
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use would be compatible with adjacent land uses. Adjacent land uses include the Capitol grounds to the west, commercial uses to the north, offices and apartments to the south and single and two-family residential to the east. The orientation of the proposed 45'5", 3-story hotel would be a minimal impact on the adjacent single and two-family dwellings to the east due to the east-west alignment of the proposed building which provides a north-south exposure for the 82 rooms within the hotel. <p style="text-align: right;"><i>findings continued...</i></p>		

2. The subdivision is already annexed; therefore, the zoning change will not place an undue burden on public services
3. The proposed PUD amendment would not adversely affect property in the vicinity.
4. The proposed PUD amendment is consistent with the general intent and purpose of the zoning ordinance.
5. The proposed PUD amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends scheduling a public hearing on the major PUD amendment for Lot 1, Block 1, Capitol View Addition to allow a 3-story, 45'5" hotel as outlined in the attached PUD amendment.

**CAPITOL VIEW ADDITION PLANNED UNIT DEVELOPMENT
ORDINANCE NO. 5729 (Adopted May 26, 2009)
MAJOR PUD AMENDMENT (Adopted __/__/2010)**

WHEREAS, Ordinance No. 5729 was adopted by the Board of City Commissioners on May 26, 2009; and

WHEREAS, the PUD shall only be amended in accordance with the provisions of Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments); and

WHEREAS, State Street Partners, LLP has requested an amendment to the Planned Unit Development for Lot 1, Block 1, Capitol View Addition.

NOW, THEREFORE, BE IT RESOLVED by the Bismarck Planning and Zoning Commission of the City of Bismarck, North Dakota, a municipal corporation, that the request to amend the Planned Unit Development for the following described property:

Lot 1, Block 1, Capitol View Addition

is hereby approved and this PUD is now subject to the following development standards:

1. *Uses Permitted.* Uses permitted include:

a. ~~Office bank group~~

b. ~~Two (2) residential dwelling units~~

a. 3-story, 82-room hotel with a maximum height of 50'-0"

Any proposed changes that are inconsistent with these permitted use standards will require an amendment to this PUD.

~~2. *Special Uses.* The following uses are allowed as special uses within this Planned Unit Development, subject to the provisions of Section 14-03-08 of the City Code of Ordinances.~~

~~a. *Drive in or retail or service establishment.*~~

2. *Special Uses.* No special uses are permitted within this Planned Unit Development.

3. *Development Standards.*

a. ~~Front Yard Setback. The minimum front yard setback is 30 feet along 12th Street North.~~

b. ~~Side Yard Setback. The minimum side yard setback along the north property line is 25 feet. The minimum side yard setback along the south property line is 160 feet.~~

c. ~~Rear Yard Setback. The minimum rear yard setback along the east property line is 40 feet.~~

d. ~~Height. The maximum building height is 85 feet.~~

Proposed developments in this area are not exempt from construction requirements of building, plumbing, electrical, and fire codes.

- a. Building setback requirements in this PUD are as follows:
- b. Front yard (Divide Avenue). A building setback of not less than 25-feet.
- c. West side yard. A building setback of not less than 15-feet.
- d. East side yard. A building setback of not less than 20-feet.
- e. Rear Yard. A building setback of not less than 22-feet.
- f. Lot Coverage. The maximum lot coverage for buildings and required parking is 75% of the total lot area.

4. *Design and Aesthetic Standards.*

- a. Intent. It is the intent of the design standards to create and maintain a high visual quality and appearance for this development, encourage architectural creativity and diversity, create a lessened visual impact upon the surrounding land uses, and stimulate and protect investment through the establishment of high standards with respect to materials, details and appearance. The design of the building shall generally conform to the submitted architectural renderings submitted with the application. The building's primary exterior treatments shall be composed of brick or a similar material, precast panels or a similar material, metal panels or a similar material and glass windows.
- b. Outdoor storage is not allowed within this Planned Unit Development.

5. *Development Standards.*

- a. Accessory Buildings. Accessory buildings are not allowed within this Planned Unit Development.
- b. Parking and Loading. Parking and loading areas shall be provided in accordance with Section 14-03-10 of the City Code of Ordinances (Off-street Parking and Loading), based on the square footage and uses. All parking areas containing four (4) or more spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement. Concrete perimeter curbing of the parking areas will not be required. A minimum of 100 off-street parking spaces shall be provided based on the site plan submitted with the application.
- c. Landscaping and Screening. Landscaping and buffer yards shall be provided in accordance with Section 14-03-11 of the City Code of Ordinances (Landscaping and Screening).
- d. Buffer Yards. Buffer yards shall be provided along the south and east property lines and shall generally conform to the site plan that was submitted with the application. The buffer yard plantings must be within the buffer yard easements shown on the face of the plat. The entire landscape buffer yard shall be installed within one (1) year of the date the certificate of occupancy is issued.

- e. Screening of Mechanical Equipment and Solid Waste Collection Areas. Mechanical equipment and solid waste collections areas shall be screened in accordance with Section 14-03-12 of the City Code of Ordinances (Screening of Mechanical Equipment and Solid Waste Collection Areas).
- f. Signage. Signage for the development shall be installed in accordance with the provisions of Chapter 4-04 of the City Code of Ordinances (Signs and Display Structures). Off-premise advertising signs (billboards) are specifically prohibited within this development. A pylon sign may not exceed 40 feet in height.
- g. All other development standards shall be as outlined in Section 14-04-08, RT-Residential District, of the City Code of Ordinances.

6. *Site Plan Review.*

- a. The site plan submitted with the application does not constitute an official site plan. Prior to development the proposed development is subject to the City's Site Plan Review Process and must meet the established regulations and guidelines.

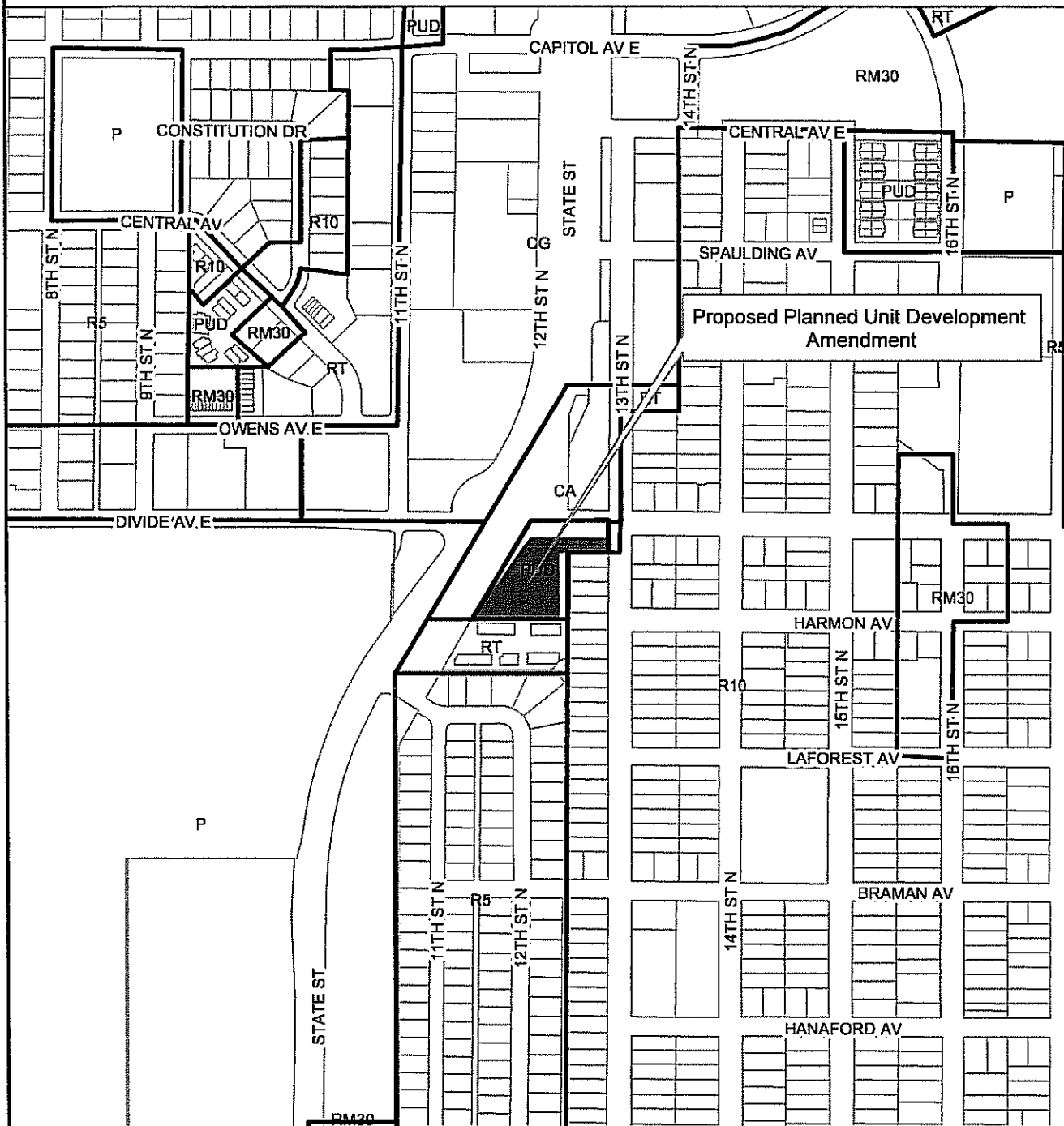
7. *Changes.*

- a. This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major changes require a public hearing and a majority vote of the Bismarck Planning & Zoning Commission.

Section 2. Repeal. All ordinances or parts of ordinance in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.

Proposed Planned Unit Development Amendment Lot 1, Block 1, Capitol View Addition



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
Map was Updated/Created: July 26, 2010 (kdg)

Source: City of Bismarck



0 200 400 Feet

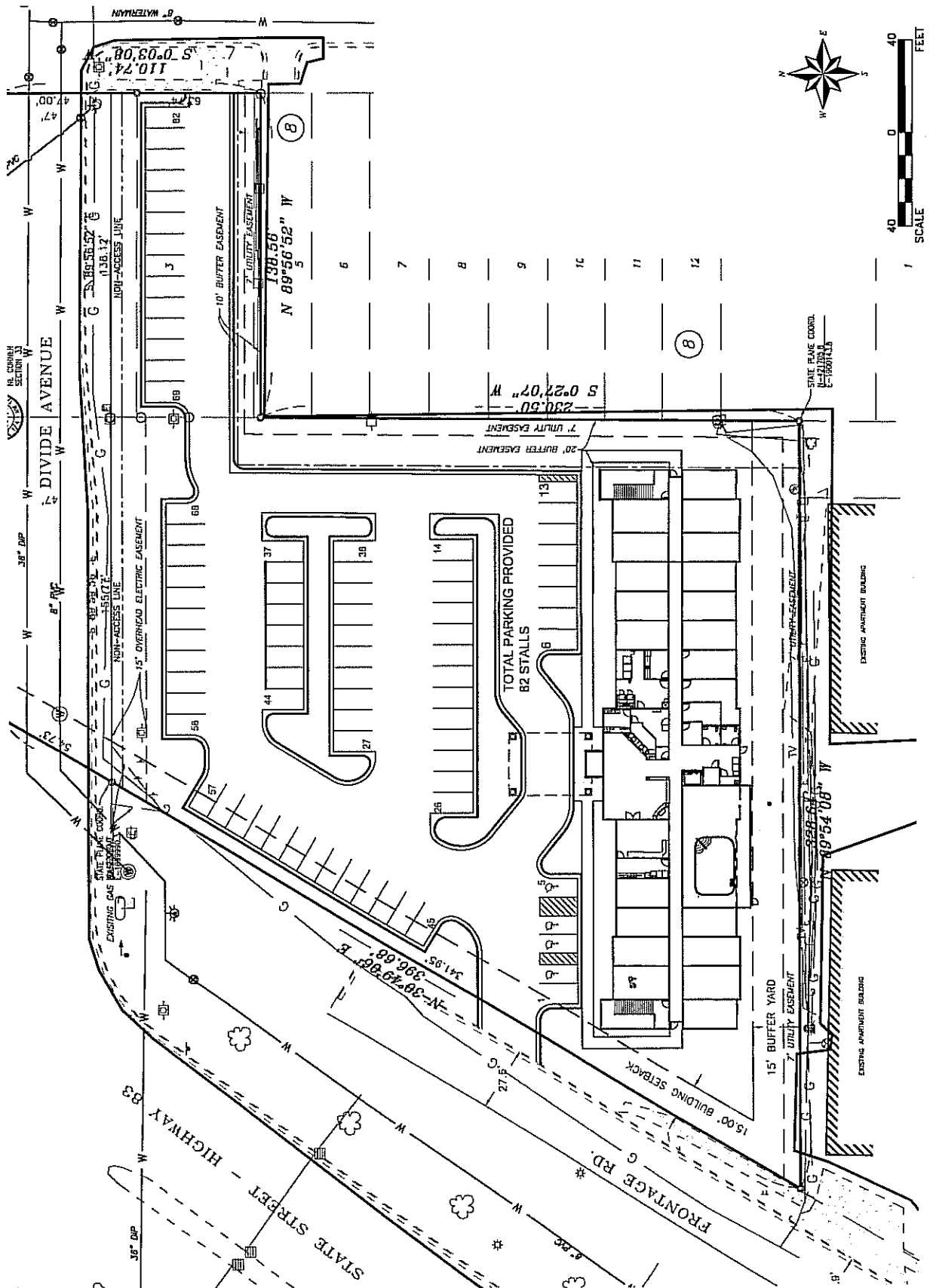
BAYMONT INN & SUITES

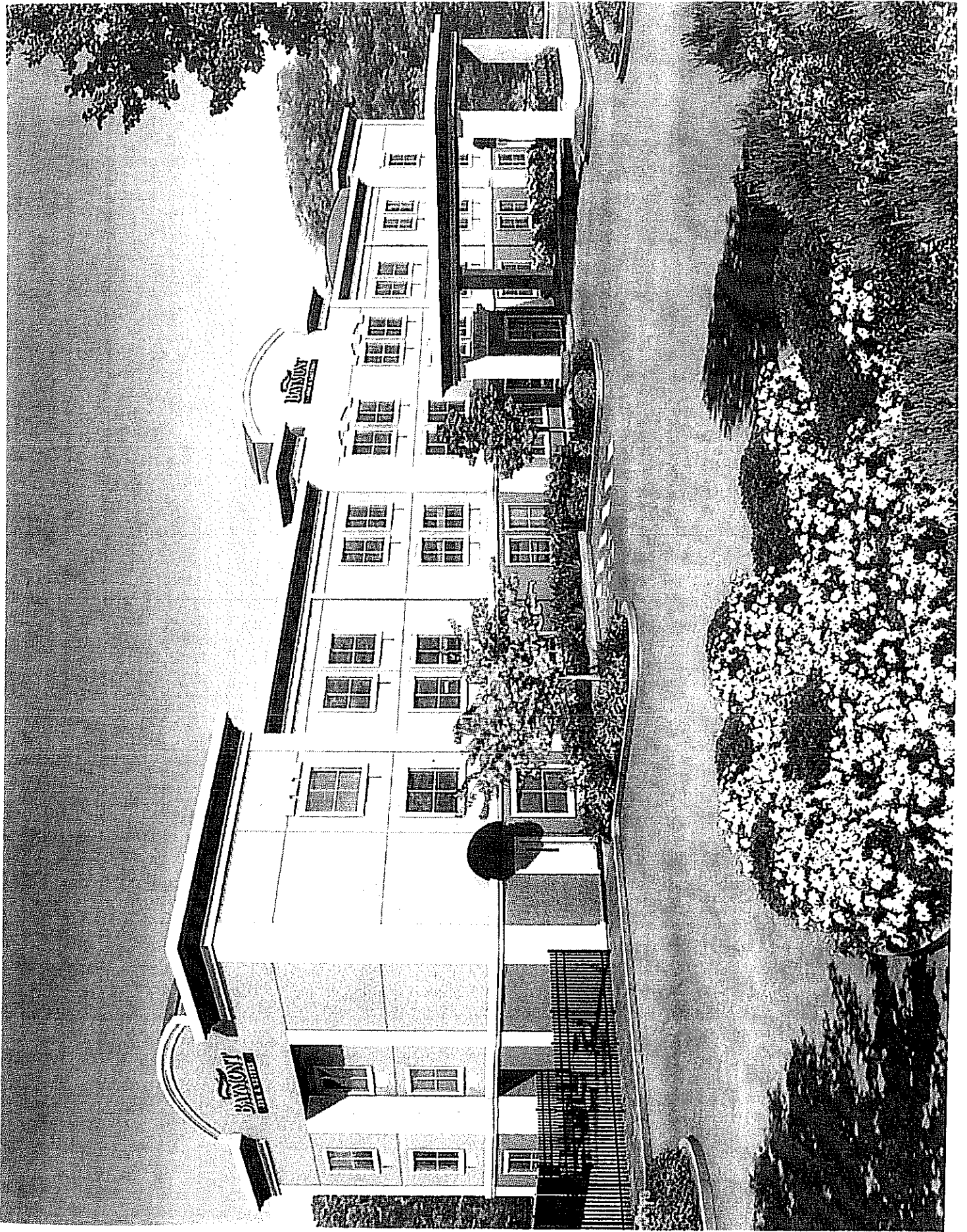
BISMARCK, NORTH DAKOTA

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

Drawn By:	DMM
Checked By:	LJC
Project:	1812275
Name:	

SITE CONCEPT



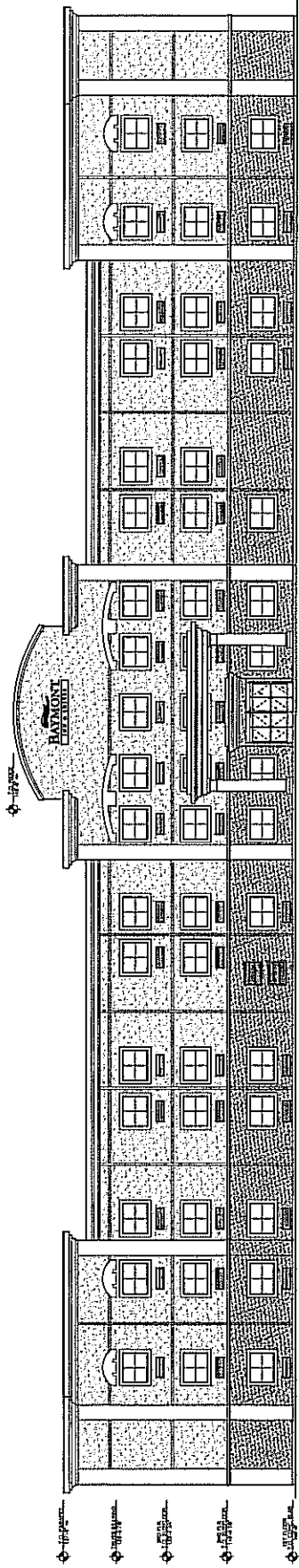


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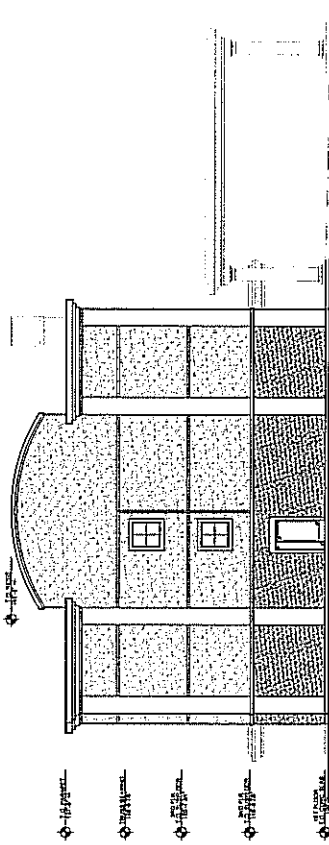
Page 1 of 1

A200

April 2, 1972



1
FOOTING ELEVATION
MAR. 10-10-99



1 EAST ELEVATION
10 - 14

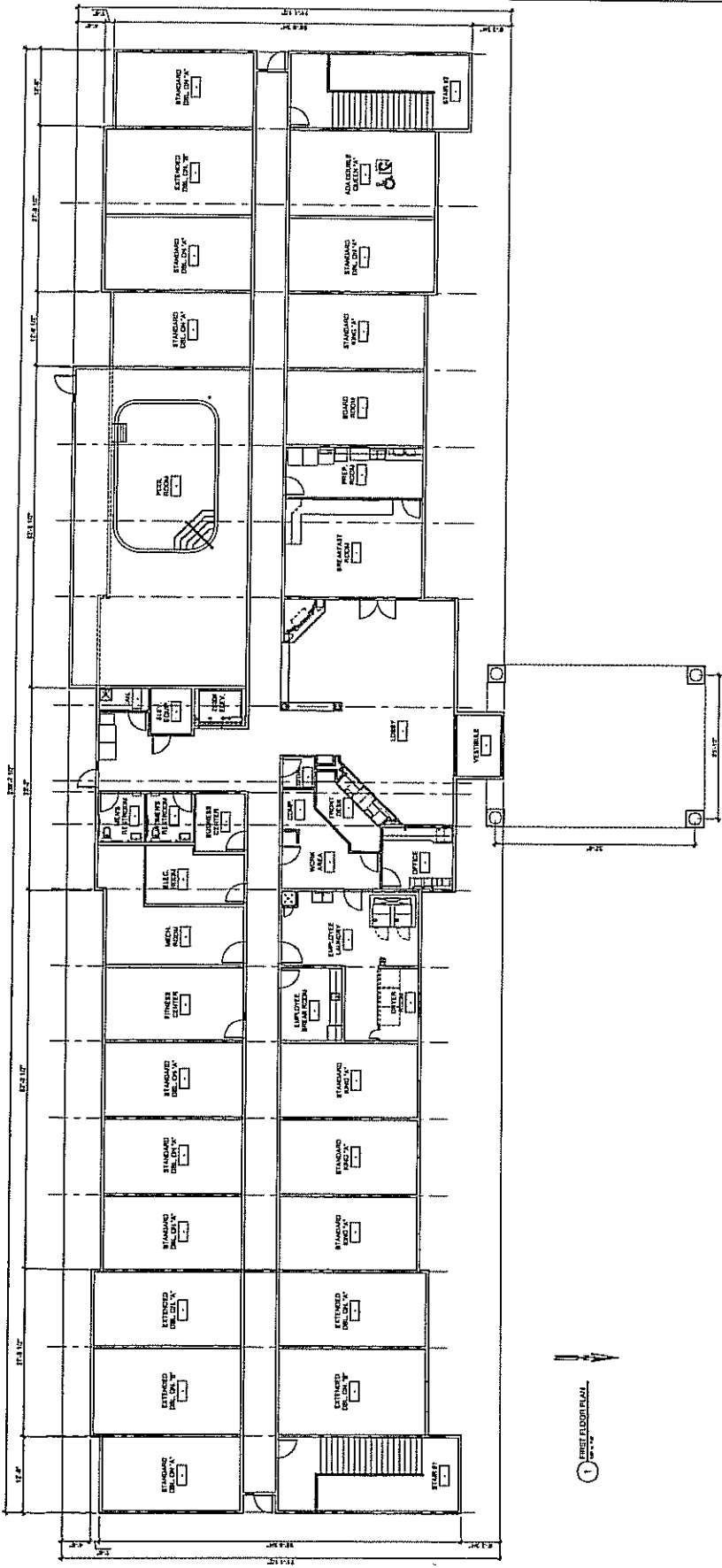
RECEIVED
AUG 13 2019

BAYMONT INN & SUITES
82 UNIT - (3) STORY
CAPITOL VIEW ADDITION
BISMARCK, NORTH DAKOTA

DATE: 08/13/2019
TIME: 10:00 AM
BY: [Signature]
PROJECT: BAYMONT INN & SUITES
82 UNIT - (3) STORY
CAPITOL VIEW ADDITION
BISMARCK, NORTH DAKOTA

DATE	08/13/2019
TIME	10:00 AM
BY	[Signature]
PROJECT	BAYMONT INN & SUITES
82 UNIT - (3) STORY	
CAPITOL VIEW ADDITION	
BISMARCK, NORTH DAKOTA	

A101

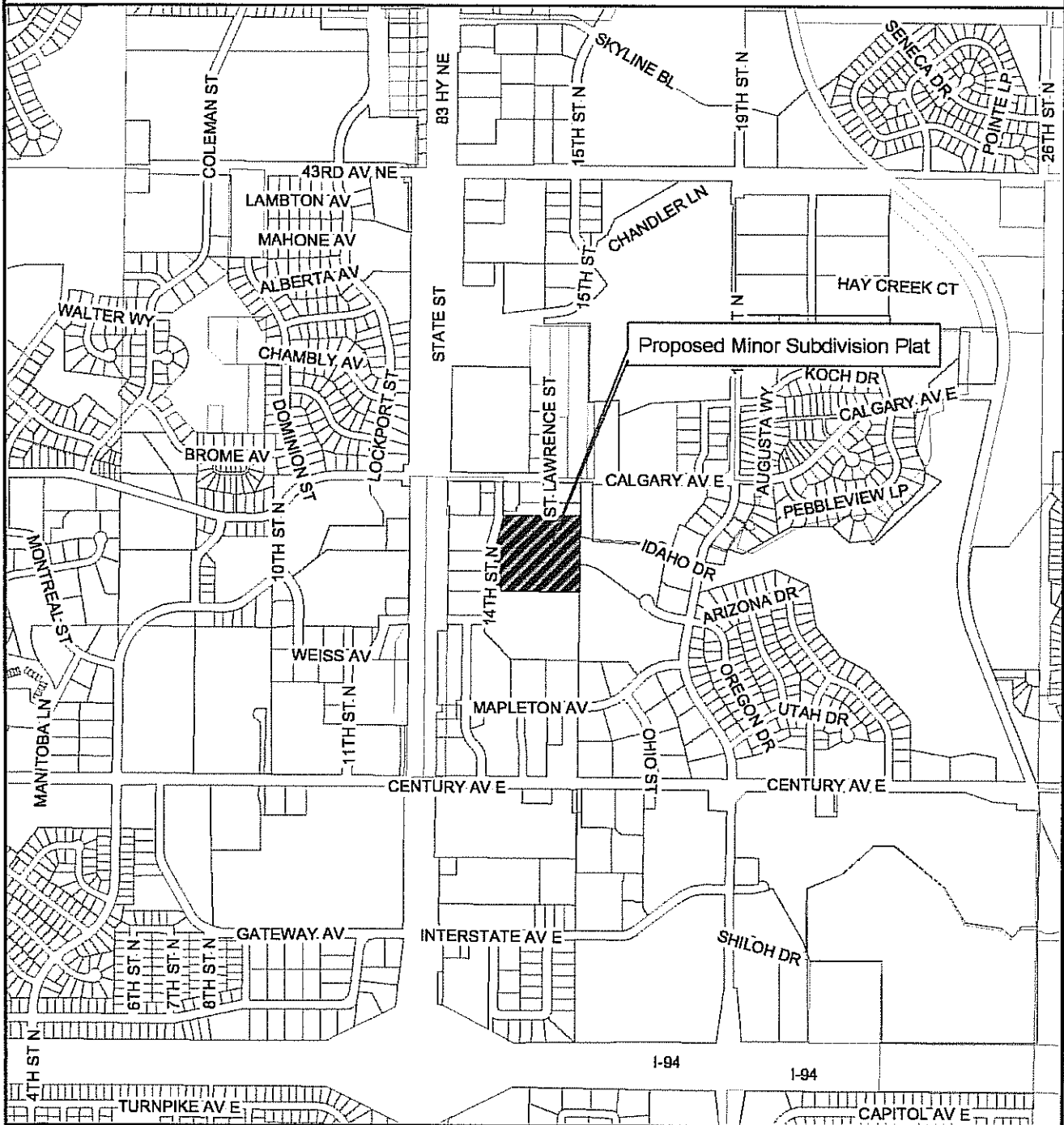


1 FIRST FLOOR PLAN
08-13-19

BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Home Depot Addition – Minor Subdivision Final Plat (a replat of Lot 1, Block 1, Schweitzer Addition)		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): HD Partners LLP (Robert E. Savageau)	Engineer: Swenson, Hagen & Co.	
Reason for Request: To further subdivide the property creating four new lots		
Location: Along the east side of 14 th Street North between Harvest Lane and Calgary Avenue East		
Project Size: 10.84 acres	Number of Lots: 5 lots in 1 block	
EXISTING CONDITIONS:		PROPOSED CONDITIONS:
Land Use: Vacant big-box retail store/parking lot		Land Use: Commercial uses
Zoning: CG – Commercial		Zoning: CG – Commercial
Uses Allowed: Heavy commercial		Uses Allowed: Heavy commercial
Maximum Density Allowed: N/A		Maximum Density Allowed: N/A
PROPERTY HISTORY:		
Zoned: 08/81	Platted: 6/04	Annexed: 1/80 and 5/04
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed plat met the criteria to be classified as a minor subdivision final plat. 2. All technical requirements for approval of a minor subdivision final plat have been met. 3. The storm water management plan has been approved by the City Engineer. 4. The proposed minor subdivision is compatible with adjacent land uses and would not adversely affect property in the vicinity. Adjacent land uses include industrial to the north, restaurants to the west, a church to the south, and undeveloped land zoned RT to the east. 5. The proposed minor subdivision will not place an undue burden on public services. 6. The proposed minor subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations. 7. The proposed minor subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice. 		
RECOMMENDATION:		
Based on the above findings, staff recommends approval of the minor subdivision final plat of Home Depot Addition (a replat of Lot 1, Block 1, Schweitzer Addition).		

Proposed Minor Subdivision Replat Home Depot Addition



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
Map was Updated/Created: July 30, 2010 (kdg)

Source: City of Bismarck



0 550 1,100
Feet

RECEIVED
AUG 13 2010

HOME DEPOT ADDITION

BEING A REPLAT OF LOT 1 BLOCK 1
SCHWEITZER ADDITION

PART OF THE SOUTHWEST 1/4 OF SECTION 22, T. 139 N., R. 80 W. BISMARCK, NORTH DAKOTA



NOTES:
1. THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.
2. THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.
3. THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

AREA DATA
LOT 1: 12.00 AC.
LOT 2: 12.00 AC.
LOT 3: 12.00 AC.
LOT 4: 12.00 AC.
LOT 5: 12.00 AC.

THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

APPROVAL OF CITY PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF CITY ATTORNEY

THE CITY ATTORNEY OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF CITY CLERK

THE CITY CLERK OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF CITY RECORDS

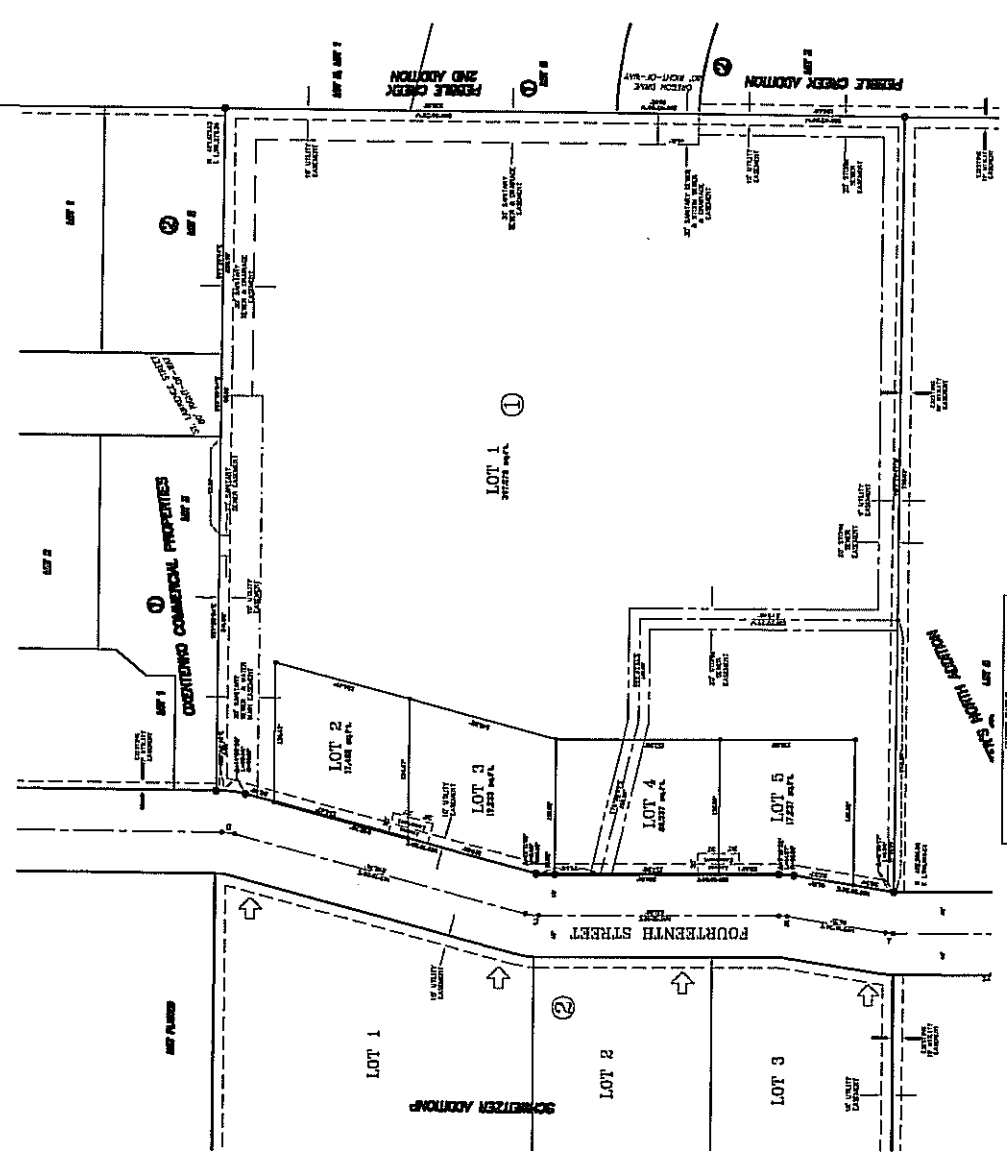
THE CITY RECORDS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]

APPROVAL OF CITY TREASURER

THE CITY TREASURER OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED ADDITION AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS.

DATE: 08/11/10 BY: [Signature]



LOT	AREA (AC.)	AREA (SQ. FT.)	AREA (SQ. YD.)
LOT 1	12.00	829,425.60	190,778.40
LOT 2	12.00	829,425.60	190,778.40
LOT 3	12.00	829,425.60	190,778.40
LOT 4	12.00	829,425.60	190,778.40
LOT 5	12.00	829,425.60	190,778.40

SWENSON, HAGEN & COMPANY P.C.
ATTORNEYS AT LAW
1000 14TH STREET, SUITE 200
BISMARCK, NORTH DAKOTA 58501
PHONE: (701) 722-2200
FAX: (701) 722-2201
WWW.SHWENSONHAGEN.COM

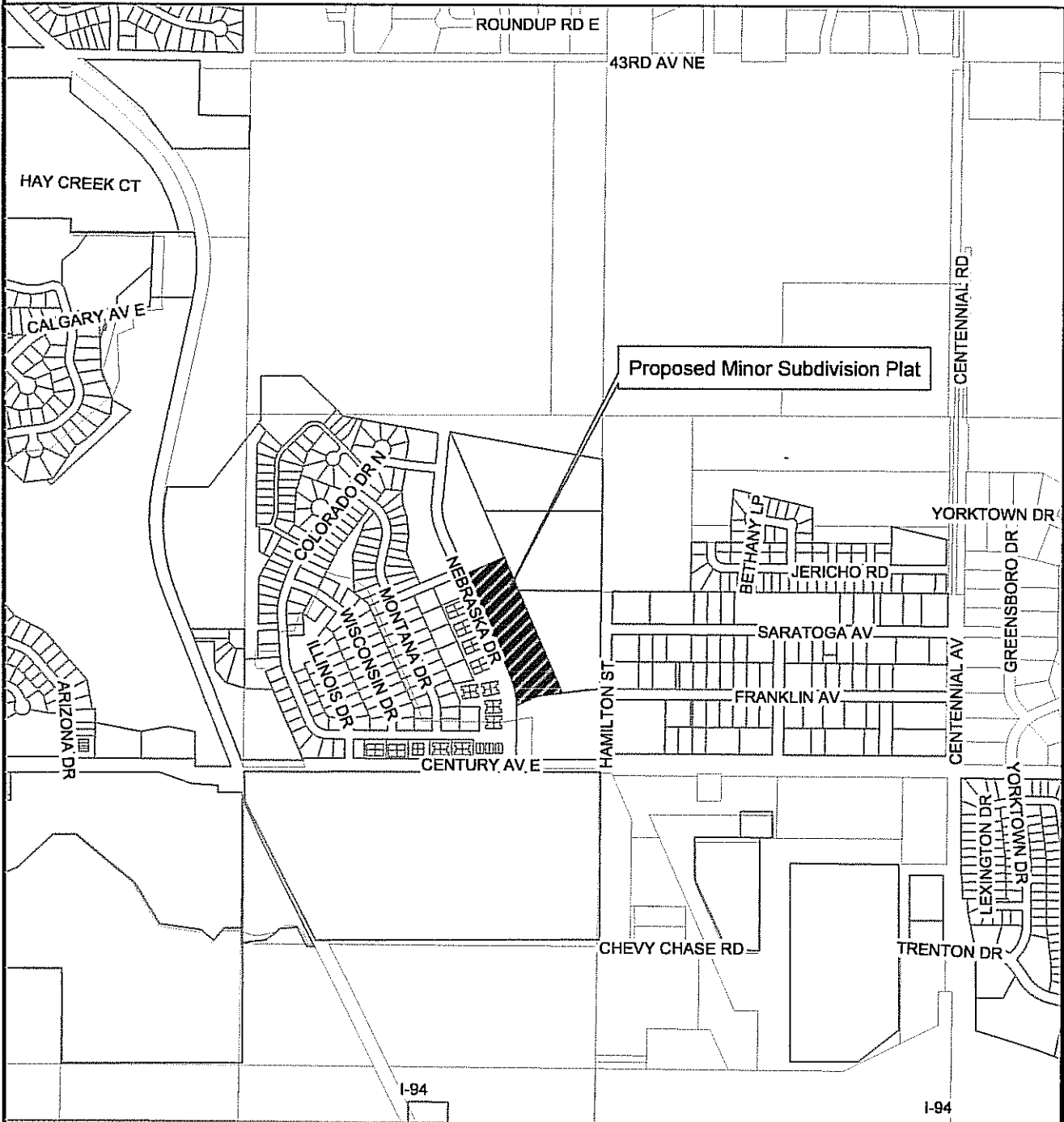
BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Pebble Creek 10 th Addition – Minor Subdivision Final Plat (a replat of Lot B of Lot 1 and Lots 2-6, Block 5, Pebble Creek 8 th Addition)		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): Arrow Head Development, LLC	Engineer: Bartlett & West	
Reason for Request: Replat property to create 8 multi-family lots where 5 currently exist for the purpose of constructing 7 four-plexes and 1 duplex.		
Location: Along the east side of Nebraska Street north of East Century Avenue.		
Project Size: 7.64 acres	Number of Lots: 8 lots in 1 block	
EXISTING CONDITIONS:		PROPOSED CONDITIONS:
Land Use: Undeveloped		Land Use: Multi-family residential
Zoning: RM15 – Residential		Zoning: RM15 – Residential
Uses Allowed: Multi-family residential		Uses Allowed: Multi-family residential
Maximum Density Allowed: 15 units/acre		Maximum Density Allowed: 15 units/acre
PROPERTY HISTORY:		
Zoned: 07/03	Platted: 07/03	Annexed: 10/03
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed plat meets the criteria for a minor subdivision final plat. 2. All technical requirements for approval of a minor subdivision final plat have been met. 3. The storm water management plan has been approved by the City Engineer. 4. The proposed minor subdivision is compatible with adjacent land uses. Adjacent land uses include multi-family residential to the west, undeveloped RM15-zoned property to the north and south, and partially developed MA-zoned property to the east. 5. The proposed minor subdivision will be an urban residential subdivision and has already been annexed; therefore, the proposed subdivision will not place an undue burden on public services. 6. The proposed minor subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations. 7. The proposed minor subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice. 		

RECOMMENDATION:

Based on the above findings, staff recommends approval of the minor subdivision final plat for Pebble Creek 10th Addition (a replat of Lot B of Lot 1 and Lots 2-6, Block 3, Pebble Creek 8th Addition).

Proposed Minor Subdivision Plat Pebble Creek Tenth Addition



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
Map was Updated/Created: July 14, 2010 (kdj)

Source: City of Bismarck



1:50000

BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Whispering Pointe – Minor Subdivision Final Plat (a replat of Lot 2, Block 1, Whispering Bay)		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): Whispering Bay Corporation	Engineer: Kadmas Lee & Jackson	
Reason for Request: Replat property to create 11 residential lots with access via a private access easement (Langer Way).		
Location: Along the west side of Langer Lane between Mills Avenue and Larson Road.		
Project Size: 4.98 acres	Number of Lots: 11 lots in 1 block	
EXISTING CONDITIONS:		
Land Use: Undeveloped	PROPOSED CONDITIONS:	
Zoning: R10 – Residential	Land Use: Single family residential	
Uses Allowed: One and two-family residential	Zoning: R10 – Residential	
Maximum Density Allowed: 10 units/acre	Uses Allowed: One and two-family residential	
Maximum Density Allowed: 10 units/acre	Maximum Density Allowed: 10 units/acre	
PROPERTY HISTORY:		
Zoned: 12/09	Platted: 12/09	Annexed: 12/09
ADDITIONAL INFORMATION		
<ol style="list-style-type: none"> 1. The applicant is requesting the use of a private roadway for this development. 2. The applicant has applied for a Letter of Map Revision Based on Fill (LOMR(f)) from the Federal Emergency Management Agency (FEMA) for the entire development, including this area being replatted; however, the LOMR(f) has not yet been approved by FEMA. 		
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed plat meets the criteria for a minor subdivision final plat. 2. All technical requirements for approval of a minor subdivision final plat have been met. 3. The storm water management plan has been approved by the City Engineer. 4. The proposed minor subdivision is compatible with adjacent land uses. Adjacent land uses include a mixture of rural residential to the north and south, undeveloped R5-zoned property to the east and the Missouri River to the west. 		
<i>(continued)</i>		

5. The proposed subdivision will be an urban residential subdivision and has already been annexed; therefore, the proposed subdivision will not place an undue burden on public services.
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
7. The proposed minor subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the minor subdivision final plat for Whispering Pointe (a replat of Lot 2, Block 1, Whispering Bay), including the use of a private roadway within the proposed development.

THE BALLER HERBST LAW GROUP, P.C.

A PROFESSIONAL CORPORATION
377N GRAIN EXCHANGE BUILDING
301 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
1 (877) 501-1389
(612) 339-2026
(612) 339-4789 (facsimile)
www.baller.com

ADRIAN E. HERBST
(612) 339-2018
aherbst@baller.com

WASHINGTON, D.C. OFFICE:
2014 P STREET, N.W., SUITE 200
WASHINGTON, D.C. 20036
(202) 833-5300; (202) 833-1180 (facsimile)

August 19, 2010

VIA E-MAIL

Charlie Whitman
City Attorney
City of Bismarck
221 North Fifth Street
Bismarck, ND 58501

RE: Local Tower Antenna Ordinances and FCC Decisions

Dear Charlie:

Due to recent Orders of the Federal Communications Commission mandating changes in local requirements and processes with regard to wireless antenna facilities and my expectation that there will be considerable development of wireless type systems, I have prepared a draft model ordinance.

I am including with this letter a copy of the draft model in a format that was used by another client. I wanted to share this with you because of its importance for local governments and I thought you would have an interest in it. Please feel free to use this document as a model to assist you in any new ordinance or replacement of an existing ordinance that you may have.

Let me know if you have any questions or comments or would like to discuss this further in any way.

If you would like to have a copy of the FCC Orders regarding the matters that have prompted our attention to development of this ordinance, let me know and I would be more than pleased to send a copy to you.

I look forward for the opportunity for us to discuss this further or any other matters you might need assistance on.

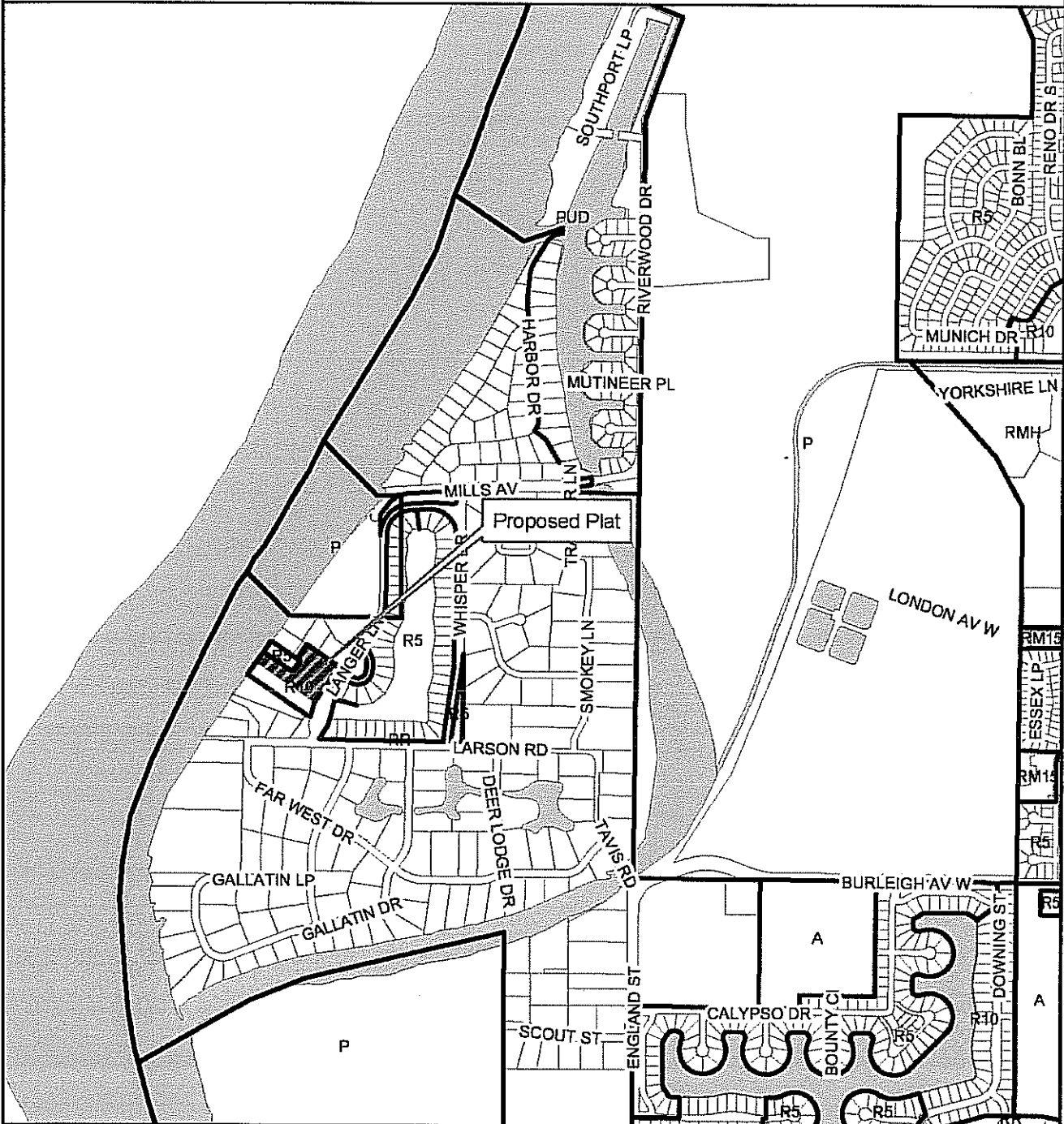
Very truly yours,

Adrian E. Herbst

Adrian E. Herbst

AEH/dnd
Attachment

Proposed Minor Subdivision Final Plat Whispering Pointe



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
Map was Updated/Created: July 28, 2010 (ldg)

Source: City of Bismarck



A REPLAT OF A LOT 2, BLOCK 1, WHISPERING BAY LOCATED IN THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA

Source:
INTERVIEW BY CONGRESSIONAL
JOE WEAVER
BIRMINGHAM, ALABAMA

[illegible][illegible]

APPROVAL OF BOARD OF CITY COMMISSIONERS

APPROVAL OF CITY ENGINEER

 I, _____, City Engineer of the City of Portland, Oregon, hereby certify that the within "BIDDER SPECIFICATIONS" are correct and
 true to the original drawings and specifications of the project.

 MAY 10, 1968

 MAY 10, 1968 - CITY ENGINEER

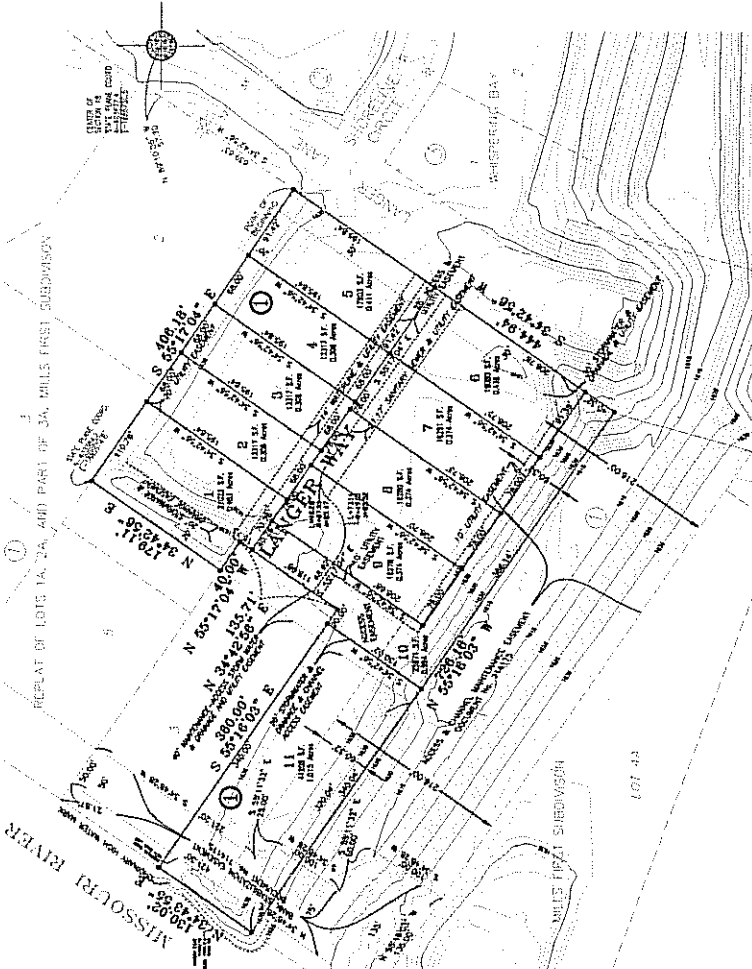
[illegible]

ADDITIONAL CERTIFICATE INFORMATION

[illegible]

- REMAINDER OF LOT# 10
- LOT AGREEMENT - 4.870 ACRES
- TOTAL AGREEMENT - 4.878 ACRES

100 YEAR FLOOD PLAIN ELEVATION: 1633.28
 MAY 06
 DATE: AUGUST 2010
 BASIN OF DRAINAGE - NORTH DAKOTA STATE PL
 COORDINATES: NORTH ZONE NAD 83 (ADJUSTED)
 TOPOGRAHIC DATUM: NAVD 83
 RETENTION - FH 1816 ELEV 1633.37

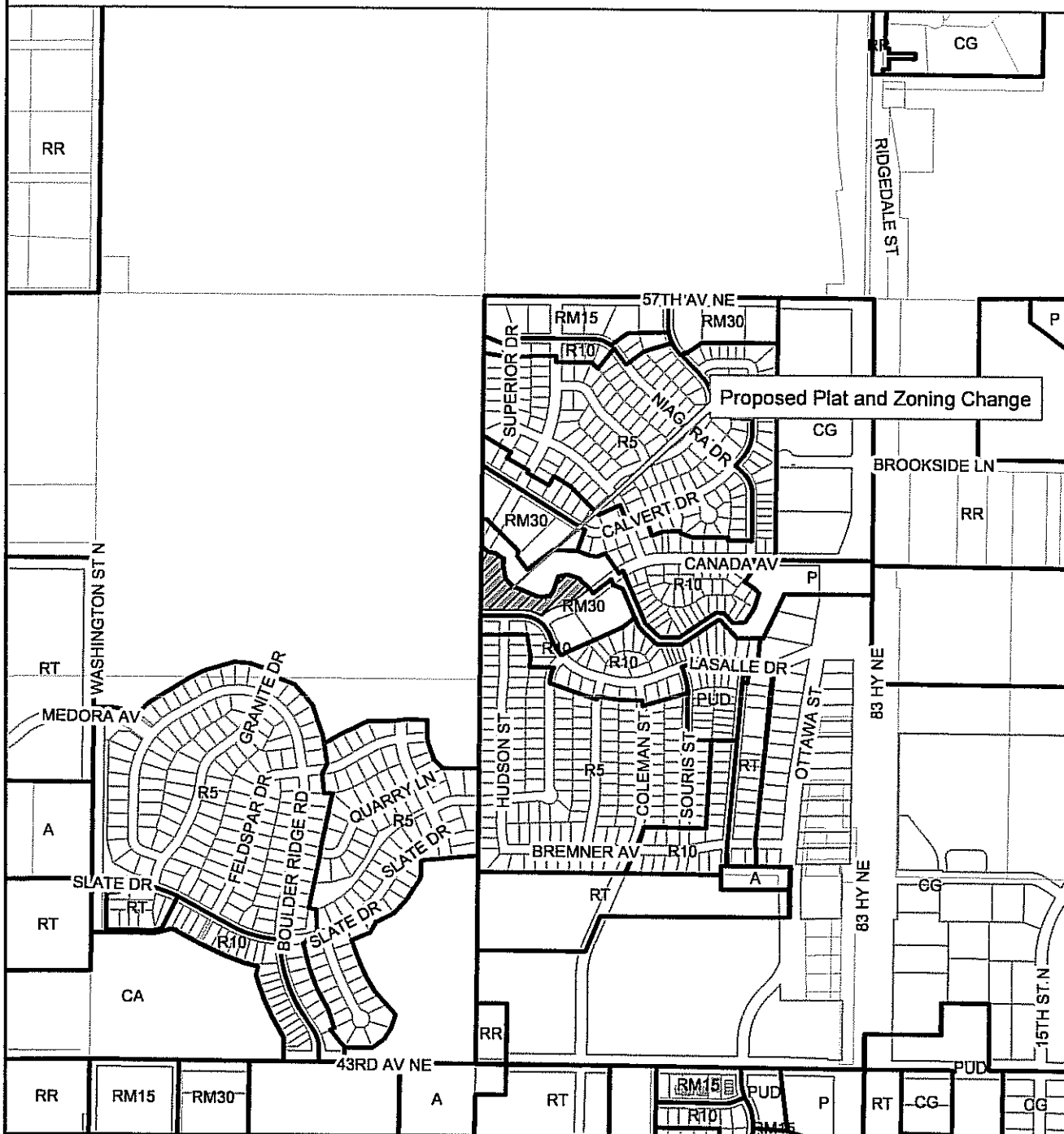


Kadmas
Lee &
Jackson

BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Sonnet Heights Subdivision Fourth Replat – Zoning Change (RM30 to R10 and RM30)		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): Jomani Developing, LLC	Engineer: Swenson, Hagen & Company	
Reason for Request: Rezone property to allow single and two-family dwellings.		
Location: Along the north side of Canada Avenue at the intersection with LaSalle Drive (A replat of Lots 4 & 5, Block 1, Sonnet Heights Subdivision First Replat).		
Project Size: 140,771 square feet (3.23 acres)	Number of Lots: 7 lots in one block	
EXISTING CONDITIONS:		
Land Use: Vacant/Undeveloped	PROPOSED CONDITIONS:	
Zoning: RM30 – Residential	Land Use: Single and two-family residential	
Uses Allowed: Multi-family residential	Zoning: R10 – Residential & RM30 – Residential	
Maximum Density Allowed: RM30 – 30 units/acre	Uses Allowed: R10- Single and two-family RM30-Multi-family	
	Maximum Density Allowed: R10 – 10 units/acre RM30 – 30 units/acre	
PROPERTY HISTORY:		
Zoned: 05/07	Platted: 05/07	Annexed: 03/07
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed zoning change would be consistent with the Land Use Plan, which identifies this area as urban residential (Bismarck-Mandan Regional Land Use Plan). 2. The proposed zoning change is compatible with adjacent land uses. There is undeveloped single, two and multi-family residential zoning to the south, east and west and park property to the north. 3. The subdivision is already annexed and utilities will be in place within Canada Avenue and LaSalle Drive; therefore, the zoning change will not place an undue burden on public services. 4. The proposed zoning change would not adversely affect property in the vicinity. 5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance. 6. The proposed zoning change is consistent with all adopted plans, policies and accepted planning practice. 		
RECOMMENDATION:		
Based on the above findings, staff recommends approval of the zoning change for Sonnet Heights Subdivision Fourth Replat from RM30 – Residential to R10 – Residential for Lots 1-6 and to RM30 – Residential for Lot 7.		

Proposed Minor Subdivision Plat and Zoning Change Sonnet Heights Subdivision Fourth Replat



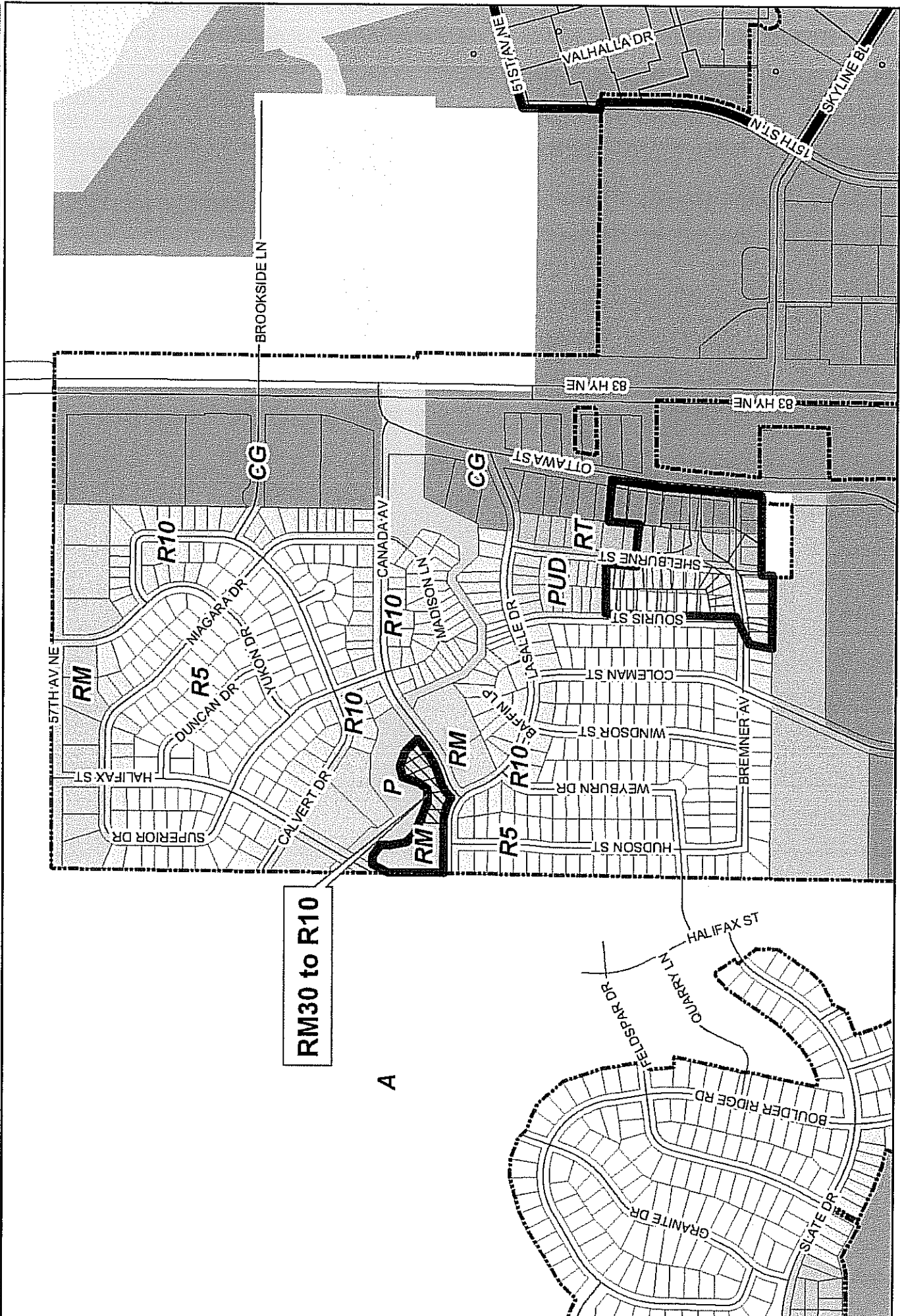
DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
Map was Updated/Created: July 30, 2010 (kwp)

Source: City of Bismarck



0 500 1,000 Feet

Sonnet Heights Subdivision Fourth Replat - Zoning Change RM30 to R10 for Lots 1-6



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

August 2010

BISMARCK-BURLEIGH COUNTY PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

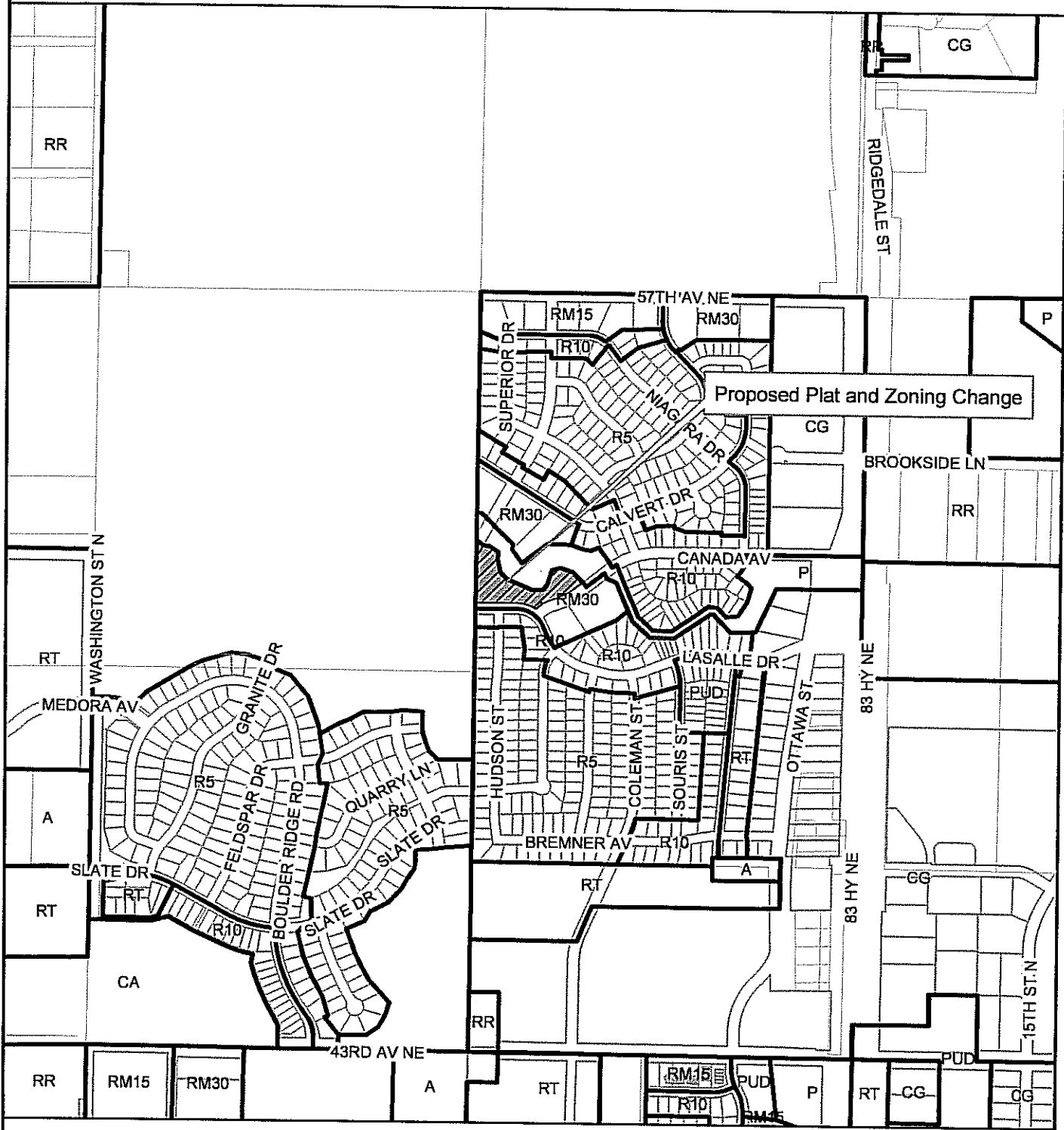
BACKGROUND:		
Title: Sonnet Heights Subdivision Fourth Replat – Minor Subdivision Final Plat		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): Jomani Developing, LLC	Engineer: Swenson, Hagen & Company	
Reason for Request: Replat property to allow single and two-family dwellings.		
Location: Along the north side of Canada Avenue at the intersection with LaSalle Drive (A replat of Lots 4 & 5, Block 1, Sonnet Heights Subdivision First Replat).		
Project Size: 140,771 square feet (3.23 acres)	Number of Lots: 7 lots in 1 block	
EXISTING CONDITIONS:		
Land Use: Vacant/Undeveloped	PROPOSED CONDITIONS:	
Zoning: RM30 – Residential	Zoning: R10 – Residential RM30 – Residential	
Uses Allowed: Multi-family residential	Uses Allowed: Single and two-family residential	
Maximum Density Allowed: 30 units/acre	Maximum Density Allowed: R10 – 10 units/acre RM30 – 30 units/acre	
PROPERTY HISTORY:		
Zoned: 05/07	Platted: 05/07	Annexed: 03/07
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. The appropriate 15-foot buffer yard runs parallel to the east property line of Lot 7, Block 1. The buffer yard easement is shown on the plat and would need to be installed in conjunction with the development of Lot 7, Block 1. 		
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed plat meets the criteria for a minor subdivision final plat. 2. All technical requirements for consideration of the final plat have been met. 3. The final Stormwater Management Plan has been approved by the City Engineer. 4. The proposed zoning change is compatible with adjacent land uses. There is undeveloped single, two and multi-family residential zoning to the south, east and west and park property to the north. 5. The proposed subdivision is consistent with the general intent and purpose of the ordinance and subdivision regulations. 		
<i>findings continued...</i>		

6. The proposed subdivision will not have an adverse affect on the adjacent properties.
7. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the minor subdivision final plat for Sonnet Heights Subdivision Fourth Replat (a replat of Lots 4 & 5, Block 1, Sonnet Heights Subdivision First Replat.

Proposed Minor Subdivision Plat and Zoning Change Sonnet Heights Subdivision Fourth Replat



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.
 Map was Updated/Created: July 30, 2010 (kdj)

Source: City of Bismarck

BISMARCK-BURLEIGH COUNTY COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

BACKGROUND:		
Title: Lot 1, Block 1, House of Prayer Addition – Special Use Permit (Day Care Facility)		
Status: Planning Commission – Public Hearing	Date: August 25, 2010	
Owner(s): Dick Olson (House of Prayer) YMCA (Applicant)	Engineer: None	
Reason for Request: The applicants wish to obtain approval for a day care facility.		
Location: The property is located at 1470 Washington Street South along the west side of Washington Street between Reno and Augsburg Avenues.		
Project Size: 101,740 sf (lot)/1,400 sf (day care space)	Number of Lots: 1 lot in 1 block	
EXISTING CONDITIONS:		
Land Use: Church	Land Use: After school care within the church	
Zoning: R5 – Residential	Zoning: R5 – Residential	
Uses Allowed: Single family dwellings; churches and day care centers with a special use permit	Uses Allowed: Single family dwellings; churches and day care centers with a special use permit	
Maximum Density Allowed: 5 units per acre	Maximum Density Allowed: 5 units per acre	
PROPERTY HISTORY:		
Zoned: Pre-1980	Platted: 10/98	Annexed: Pre-1980
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. The day care is intended accommodate up to 38 children ranging in age from 6-12 years. 2. The applicants have been working with the Building Official to satisfy all the requirements necessary to meet the guidelines set forth to establish and operate a day-care facility. In particular the appropriate accommodations have been met to allow for adequate outdoor play space for the children and appropriate parking facilities. 3. The applicants have indicated the day care facility would only operate from 3:00 to 6:00 PM during school days. The day care facility would not be open to clients on holidays, days when school is not in session or during the summer months. 4. A fence is required around the outdoor play area; concerns have been raised by some of the residents in the area regarding the material chosen for the fence. There is an existing wood privacy fence that screens mechanical equipment adjacent to the proposed play area. The applicants have indicated that the church is considering installing a wood privacy fence around the play area that would resemble the existing fence. 5. Section 14-03-08(4)(r) of the City Code of Ordinances outlines the requirements for a day care center. A copy of this section of the City Code is attached. 		
<i>findings continued...</i>		

FINDINGS:

1. The proposed special use complies with all applicable provisions of the zoning ordinance and is consistent with the general intent and purpose of the zoning ordinance.
2. The proposed special use would not adversely affect the public health, safety and general welfare.
3. The proposed special use would not be detrimental to the use or development of adjacent properties.
4. The use would be designed, operated and maintained in a manner that is compatible with the appearance of the existing character of the surrounding area.
5. Adequate public facilities and services are in place.
6. The use would not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
7. Adequate measures have been taken to minimize traffic congestion in the public streets and provide for appropriate on-site circulation of traffic, in particular, adequate off-street parking would be provided.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the special use permit to allow the operation of a day care facility at 1470 South Washington Street (Lot 1, Block1, House of Prayer Addition) with the following conditions:

1. The configuration of the day care facility closely resembles the proposed layout included with the application.
2. The number of children allowed to occupy the day care facility is limited to 40.
3. The hours of operation are limited to after school from 3:00 to 6:00 PM on school days only.
4. The play area shall be screened with a wood privacy fence similar to the existing fence on-site.
5. Any changes to the proposed day care facility would require an amendment to the special use permit.

Day-Care Center

14-03-08(4)(r)

r. Day-care Center. Day-care centers may be permitted as a special use in all zoning districts except RMH or MB districts, provided:

- 1) Each building shall provide not less than thirty-five (35) square feet of interior recreation area per client. Work areas, office areas, and other areas not designed for use of the clients may not be counted in this computation.
- 2) Each lot shall provide an outdoor recreation area of not less than forty (40) square feet per client. The recreation area shall be fenced and located behind the building setback lines. Recreation areas shall be required only for those clients under twelve (12) years of age.
- 3) Adequate off street parking shall be provided at the following ratio: One space for each two employees and one space for each ten (10) clients.
- 4) Every sleeping room shall have at least one openable window or door approved for emergency escape or rescue.
- 5) Day-care centers shall conform to the Uniform Building Code and The Uniform Fire Codes which have been adopted by the City of Bismarck.

SOUTH WASHINGTON STREET

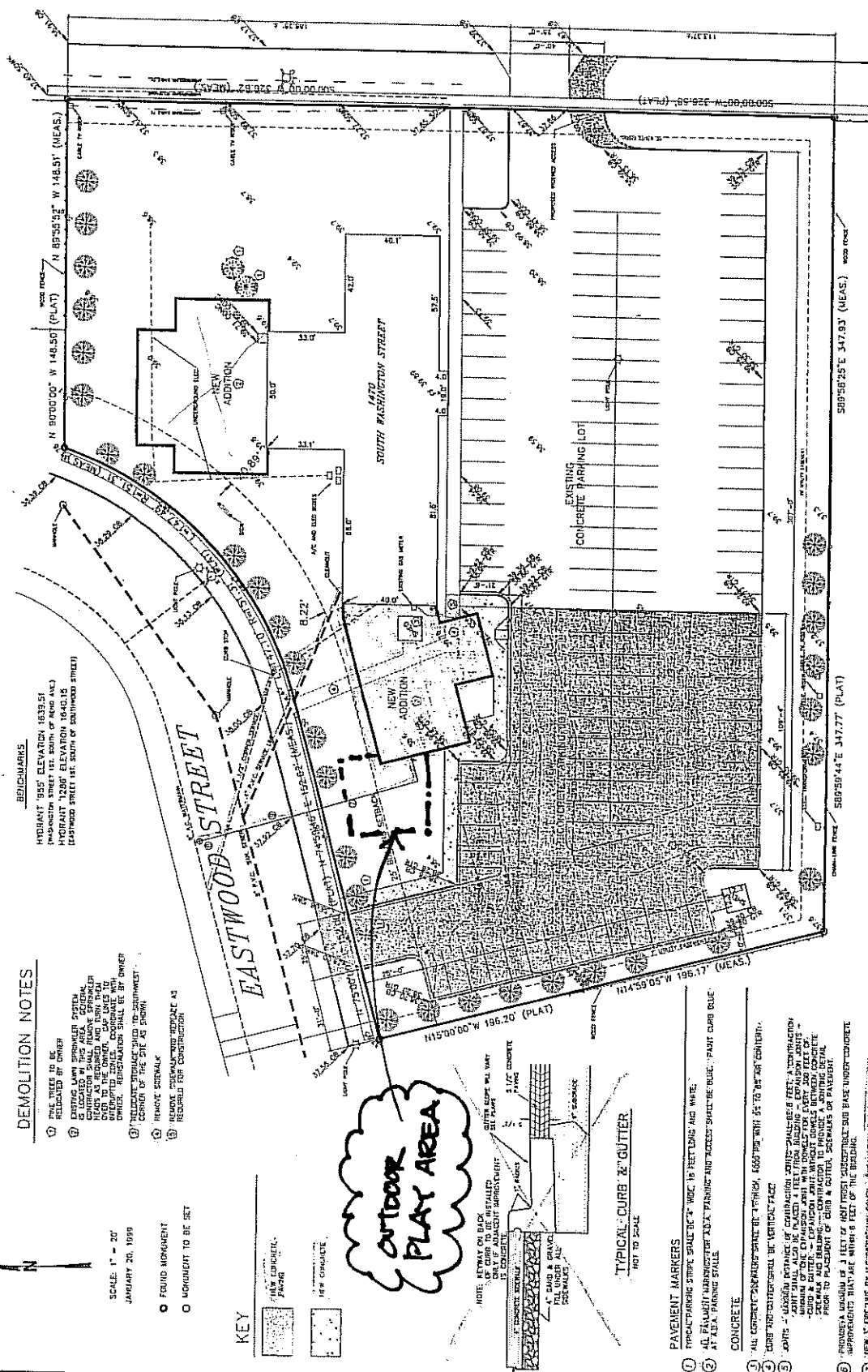
REH

RITTERBUSH - ELLIG - HULSING P.C.
ARCHITECTS - PLANNERS

HOUSE OF PRAYER LUTHERAN CHURCH
ADDITION AND REMODELING
BISMARCK, NORTH DAKOTA

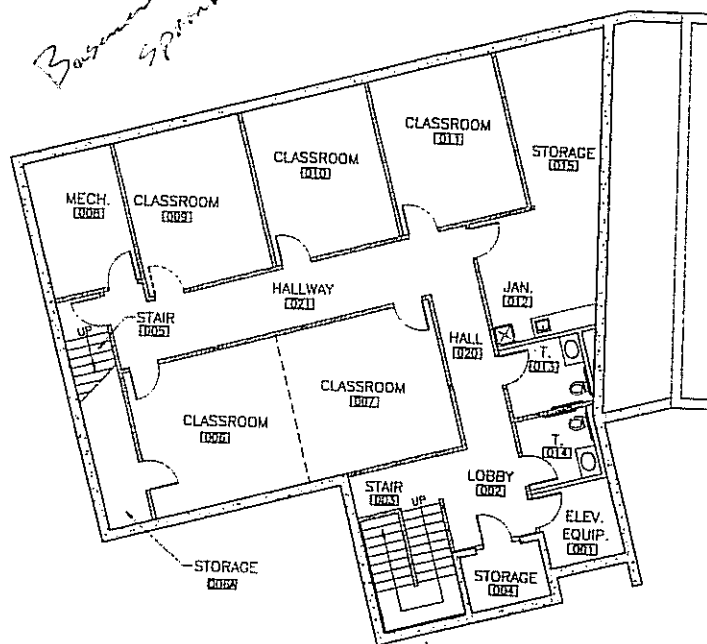
SITE PLAN:

A1

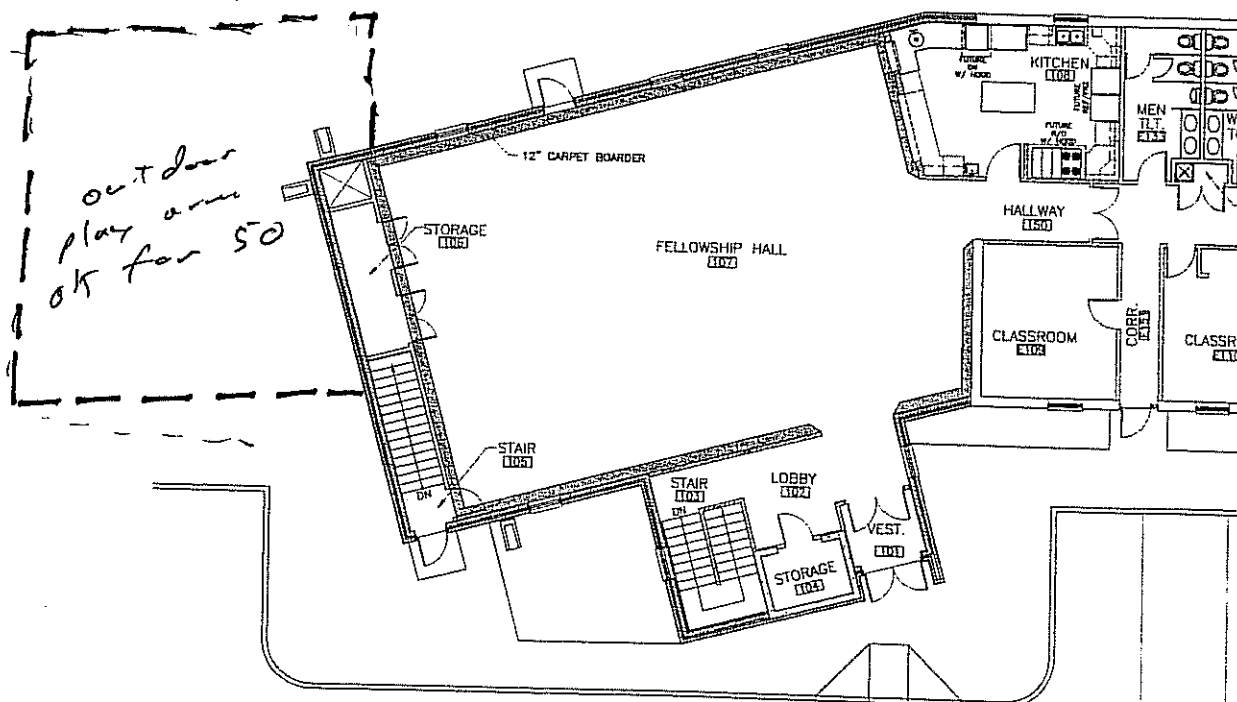
[illegible]

"NET"

Basement sprinklered



2 BASEMENT LEVEL FLOOR PLAN
A2.3B SCALE: 1/8" = 1'-0"



GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

CITY PLANNING & ZONING COMMISSION
MEETING MINUTES
July 28, 2010

The Bismarck Planning & Zoning Commission met on July 28, 2010, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chairman Yeager presided.

Commissioners present were Mark Armstrong, Mel Bullinger, Jo Conmy, Jack Hegedus, Curt Juhala, Vernon Laning, Lisa Waldoch, John Warford and Wayne Yeager.

Commissioner Ken Selzler was absent.

Township Representatives Neil Modin (Hay Creek) and Paul Zent (Apple Creek) were present

Staff members present were Gregg Greenquist – Planner, Kim Lee –Planning Manager, Jason Tomanek – Planner, Kimberley Gaffrey– Office Assistant III and Charlie Whitman – City Attorney.

Others present were Dave Patience – 909 Basin Avenue, Lyle Kirmis – 316 North 5th Street, Bill Clairmont – 1720 Burnt Boat Drive Suite 203, Betty & Ervin Eggers and Michelle & Joe DuFrame – 335 Ridgeland Loop, Launi Bullinger – 1822 Harmon Avenue, Wade Felton – 503 Greenfield Lane, Dennis Kaiser – 750 Aster Lane, Tim Fliginger – 301 Ridgeland Loop, and Norm Steinle – 9027 Hogue Road.

MINUTES

Chairman Yeager called for consideration of the minutes of the June 23, 2010 meeting.

MOTION: Commissioner Armstrong made a motion to approve the minutes of the June 23, 2010 meeting as received. Commissioner Laning seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Conmy, Hegedus, Juhala, Laning, Waldoch, Warford and Yeager voting in favor of the motion.

CONSIDERATION – ZONING CHANGE – LOTS 4-5, LESS THE WEST 276.41 FEET, BLOCK 1, SONNET HEIGHTS SUBDIVISION 1ST REPLAT

Chairman Yeager called for consideration of the following consent agenda item:

A zoning change from RM30-Residential zoning district to R10-Residential zoning district for Lots 4-5, less the West 276.41 feet, Block 1, Sonnet Heights Subdivision 1st Replat. The property is part of 2 lots in 1 block on 1.43 acres located along the north side of Canada Avenue at the intersection with Lasalle Drive.

MOTION: Commissioner Warford made a motion to approve the consent agenda. Commissioner Juhala seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Conmy, Hegedus, Juhala, Laning, Waldoch, Warford and Yeager voting in favor of the motion.

CONTINUATION OF THE FINAL CONSIDERATION – ANNEXATION AND PUBLIC HEARING – ZONING CHANGE FROM R5-RESIDENTIAL TO R10-RESIDENTIAL AND FINAL PLAT – COUNTRY WEST XXX

Chairman Yeager called for the continuation of the final consideration for the annexation and the public hearing for the zoning change from the R5-Residential zoning district to the R10-Residential zoning district and the final plat for Country West XXX. The property is located along the north side of Valley Drive at the intersection with Tyler Parkway (part of the SE ¼ of Section 19, T139N-R80W/Hay Creek Township).

Ms. Lee provided an overview of the request and listed the following findings for the annexation:

1. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the annexation at the time the property is developed.
2. The proposed annexation would not adversely affect property in the vicinity.
3. The proposed annexation is consistent with the general intent and purpose of Title 14 of the City Code of Ordinances.
4. The proposed annexation is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Lee then listed the following findings for the zoning change:

1. The proposed zoning change would be consistent with the Land Use Plan, which identifies this area as open space adjacent to residential (Bismarck-Mandan Regional Land Use Plan). Given the topography of the property, it is reasonable to allow an administrative amendment to the land use plan to move the dividing line between the two land uses to the north side of the proposed lots.
2. The proposed zoning change is compatible with adjacent land uses. There is single-family residential to the south and west, park property to the east and undeveloped land to the north.
3. The subdivision proposed for this property would be completely annexed prior to development and utilities are already in place in Valley Drive; therefore, the zoning change will not place an undue burden on public services.
4. The proposed zoning change would not adversely affect property in the vicinity.

5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with all adopted plans, policies and accepted planning practice.

Ms. Lee then listed the following findings for the plat:

1. All technical requirements for approval of a final plat have been met.
2. The proposed subdivision is consistent with the Fringe Area Road Master Plan, which identifies both Valley Drive and Tyler Parkway as collectors.
3. A waiver from the storm water management plan submittal requirements has been approved by the City Engineer.
4. The proposed subdivision is compatible with adjacent land uses. There is single-family residential to the south and west, park property to the east and undeveloped land to the north.
5. The proposed subdivision would be completely annexed prior to development and utilities are already in place in Valley Drive; therefore, the proposed subdivision would not place an undue burden on public services.
6. The proposed subdivision would not adversely affect property in the vicinity.
7. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations, provided additional property is included in the plat in accordance with the undevelopable land provisions of the subdivision regulations.
8. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Lee then listed the additional information for the plat:

1. The public hearing on this request was continued at the June 23, 2010 meeting because a concern was raised regarding the extension of Tyler Parkway to the northern edge of the Clairmont property.
2. Section 14-09-04(4)(f) of the City's Regulations Governing the Subdivision of Land indicates that all areas proposed for development shall be platted to the edge of the property with all undevelopable land included within the plat (subject to discussion and agreement by the landowner and the City). If this is the last phase of development for this tract, the remainder of the parcel would have to be platted in accordance with the City's undevelopable land provisions.

3. Based on the topography, it appears that the remainder of the area east of the proposed alignment of Tyler Parkway is not developable and should be included in this plat, along with the right-of-way for Tyler Parkway. The land west of Tyler Parkway appears to have a small area that is still developable; therefore, platting of this area would not be required.

Ms. Lee said based on the above findings, staff recommends approval of the annexation, zoning change from the R5-Residential zoning district to the R10-Residential zoning district and final plat for Country West XXX, provided the final plat is revised to include the Tyler Parkway right-of-way and the undevelopable land east of the proposed alignment of Tyler Parkway prior to the request being forwarded to the Board of City Commissioners for final action.

Ms. Lee added that if the applicant is unwilling to include this additional undevelopable property in the final plat, staff recommends denial of the final plat, as well as the annexation and zoning change because these actions are tied to the final plat.

Chairman Yeager called for the final consideration for the annexation and the public hearing for the zoning change from the R5-Residential zoning district to the R10-Residential zoning district and final plat for Country West XXX.

Attorney Lyle Kirmis said he represents the C-Family Trust/Clairmont Development Co. and thinks that staff is incorrectly interpreting the regulation. Mr. Kirmis went on to say that there is a strained effort to pick up an easement for Tyler Parkway, but that strained effort is to apply a procedure that says if it is the end of the property that can be developed, then the developer has to plat the undeveloped land. The recommendation itself says that if this is the last phase of development for this tract, then the remainder of the parcel would have to be platted in accordance with the City's undevelopable land provision. Mr. Kirmis continued by saying that the problem with the staff recommendation is the proposed development is not the last phase of development for this project area. Included in the master plan are additional lots to the north of the proposed plat, which are graded and have sewer lines in place and will eventually be developed. Mr. Kirmis stated that at the time those lots to the north are developed, then Tyler Parkway should be completed. Adding the suggested requirement would be an incorrect application of the actual regulation for undevelopable land.

Commissioner Laning asked who owns the property to the north of the proposed plat. Mr. Kirmis responded by saying they are owned by C-Family Trust/Clairmont Development Co.

Commissioner Warford asked why the land should not be reserved for Tyler Parkway at this point in time from a common sense standpoint. Mr. Kirmis answered by saying the land is going to be open no matter what under the master plan and there is no way the additional lots can be developed in the future without the extension of Tyler Parkway. Mr. Kirmis added that the City would be requiring a private land owner to grant an easement when it does not meet the regulations.

Commissioner Bullinger asked how the access would be proposed for the two lots to the north. Mr. Kirmis responded by saying Tyler Parkway would have to be extended, but those lots are not platted yet.

Commissioner Bullinger asked if the grade of those lots is not such that those driveways might not be the best move for the City in terms of granting access to that property on Tyler Parkway. Dave Patience answered by saying he looked at the grades of that land and proposed a shared private drive to the south of the lots behind Country West XXX. Commissioner Bullinger said he was told that for the five or six lots shown to the west of Tyler Parkway, the access is immediately behind the developed lots. Mr. Patience said that is correct. Commissioner Bullinger added that he thought the same prohibition would be necessary on the west side so that the access to those two lots, if they are developable, would have to be almost immediately behind the proposed plat. Mr. Patience stated that it is a definite possibility and the lots in the proposed Country West XXX are two hundred-forty feet deep, so there is adequate space to allow for a driveway behind the lots would not interfere with their privacy or use.

Commissioner Laning asked if the Bismarck Planning & Zoning Commission approves this plat without the easement, is there a risk in the future that the land needed to extend Tyler Parkway would not be available. Mr. Kirmis said no, because that particular parcel cannot be developed and Tyler Parkway is included in the master plan, so there is no risk.

Commissioner Laning asked why C-Family Trust/Clairmont Development Co. has an objection if the land is set aside for Tyler Parkway in the master plan anyway. Mr. Kirmis responded by saying it is taking private property that is not yet needed or ready to be used and it does not meet any of the requirements of the regulations because they are not at the end of the developable property. It would be like going out to everyone in the City and asking for easements according to the master plan.

Wade Felton said his family owns land to the north of this proposed plat of Country West XXX. Mr. Felton stated that in 2007 and 2008 the City designed the embankment to go across the coulee north of this plat and at that point in time he designed the road bed across the embankment to meet his property to the north. He went on to say that because of the grade of the intersection of the access of Tyler Parkway and Valley Drive, it has to be tore out to meet the actual grades for the proposed road going across the embankment. Mr. Felton suggested that if that intersection has to be torn out, then any driveways located to the north of the proposed plat would be way beyond any acceptable grade to enter those two lots on the east side. He said that it makes sense that those two lots should be platted now, along with the right-of-way for Tyler Parkway.

Chairman Yeager closed the public hearing.

Ms. Lee said that this is the first time that the undevelopable land regulation is being applied to a plat where the property line is in the middle of an undevelopable area, as opposed to the edge of an undevelopable area. In this case, that undevelopable area is the only way to provide access to other properties and if the road is not extended at this time, there is no guarantee that the future phases of development for Clairmont's land will ever come in and the road would ever be

dedicated. Ms. Lee concluded by saying there is also an issue with secondary access for the property owner to the north.

Commissioner Hegedus stated that that extension of Tyler Parkway is included in the City's master plan, since it is master planned, he does not believe it needs to be dedicated at this time.

MOTION: Based on the findings contained in the staff reports, Commissioner Hegedus made a motion to approve the annexation, zoning change from R5-Residential zoning district to R10-Residential zoning district and the final plat for Country West XXX, excluding the Tyler Parkway right-of-way requirement. Commissioner Lanning seconded the motion with Commissioners Conmy, Hegedus, Juhala, Laning and Waldoch voting in favor and Commissioners Armstrong, Bullinger, Warford and Yeager voting against. The motion passed 5 to 4.

FINAL CONSIDERATION –ANNEXATION – PARTS OF SATTLER'S SUNRISE SIXTH ADDITION AND SATTLER'S SUNRISE EIGHTH ADDITION

Chairman Yeager called for the final consideration of the annexation for parts of Sattler's Sunrise Sixth Addition and Sattler's Sunrise Eight Addition. The property is located east of Centennial Avenue on the north side of Century, adjacent to existing Sattler developments (Section 24, T139N-R80W/Hay Creek Township).

Mr. Greenquist provided an overview of the request and listed the following findings for the annexation:

1. Zoning changes and subdivision plats have been approved but neither plat has been recorded yet. The applicant has requested revisions to both plats to correspond with the annexation.
2. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the annexation at the time the property is developed.
3. The proposed annexation would not adversely affect property in the vicinity.
4. The proposed annexation is consistent with the general intent and purpose of Title 14 of the City Code of Ordinances.
5. The proposed annexation is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Greenquist said based on the above findings, staff recommends approval of the annexation for Lot 1, Block 1; Lots 1-2, Block 2; Lots 1-8, Block 18, Sattler's Sunrise Sixth Addition and Lots 1-11, Block 1, Sattler's Sunrise Eight Addition (to be known as – after approved plat revisions – Lots 1-9, Block 1; Lots 1-18, Block 1 and Lots 1-12, Block 3, Sattler's Sunrise Eighth Addition).

Chairman Yeager asked if there were any public comments on the proposed annexation for parts of Sattler's Sunrise Sixth Addition and Sattler's Sunrise Eight Addition.

No public comment was received.

MOTION: Based on the findings contained in the staff report, Commissioner Warford made a motion to approve the annexation for Lot 1, Block 1; Lots 1-2, Block 2; Lots 1-8, Block 18, Sattler's Sunrise Sixth Addition and Lots 1-11, Block 1, Sattler's Sunrise Eight Addition (to be known as – after approved plat revisions – Lots 1-9, Block 1; Lots 1-18, Block 1 and Lots 1-12, Block 3, Sattler's Sunrise Eighth Addition). Commissioner Armstrong seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Conmy, Hegedus, Juhala, Laning, Waldoch, Warford and Yeager voting in favor of the motion.

PUBLIC HEARING – FINAL PLAT – SCHMITT SUBDIVISION

Chairman Yeager called for the public hearing for the final plat for Schmitt Subdivision. The property is located south of Lincoln in Swansonville, 1/8 mile east of 52nd Street SE on the south side of 48th Avenue SE (NW¼ of Section 30, T138N-R79W/Apple Creek Township)

Mr. Greenquist provided an overview of the request and listed the following findings for the final plat:

1. This parcel is currently zoned RR-Residential which matches the proposed use. A zoning change is not needed.
2. The proposed subdivision complies with the Fringe Area Road Master Plan, adequate right-of-way will be dedicated for 48th Avenue SE, a future arterial roadway.
3. Because this property is within 2-miles of the corporate boundary, a plat note indicates the terms for possible future city water supplying this property.
4. Access to the property is provided by a shared, unimproved private driveway which is maintained by the users.
5. The applicant is requesting a waiver of the minimum lot width of 150-feet. This lot is 148.5 feet wide.
6. The proposed subdivision is compatible with adjacent land uses and would not adversely affect property in the vicinity. Surrounding land use includes similar large-lot, mostly unplatted, RR-Residential properties.
7. The Storm Water Management Plan has been approved by the City Engineer.

8. No response was received from Apple Creek Township.
9. The proposed plat is not completely consistent with all adopted plans, policies and accepted planning practices because it is not served by a publicly maintained, all-weather access road built to minimum standard specifications. Emergency services could encounter more than normal difficulties when providing assistance in extreme weather situations.

Mr. Greenquist said that based on the above findings, staff recommends approval of the final plat of Schmitt Subdivision, with approval of the waiver which would allow a 148.5 feet frontage on 48th Avenue SE and with the understanding that staff will work with the engineer regarding the language for the easement.

Chairman Yeager opened the public hearing for the final plat of Schmitt Subdivision.

No public comment was received.

Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Laning made a motion to approve the final plat of Schmitt Subdivision with approval of the waiver which would allow a 148.5 feet frontage on 48th Avenue SE and with the understanding that staff will work with the engineer regarding the language for the easement. Commissioner Zent seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Conmy, Hegedus, Juhala, Laning, Waldoch, Warford, Zent and Yeager voting in favor of the motion.

PUBLIC HEARING – MINOR SUBDIVISION FINAL PLAT – NORTHRIDGE ESTATES COMMERCIAL PARK

Chairman Yeager called for the public hearing for the minor subdivision final plat for Northridge Estates Commercial Park. The property is located along the north side of ND Highway 1804 east of the intersection with North Washington Street, and is a replat of Lot 1, Block 1, Northridge Estates Second Subdivision.

Ms. Lee provided an overview of the request and listed the following findings for the minor subdivision final plat:

1. All technical requirements for approval of a minor subdivision final plat have been met.
2. The storm water management plan has been approved by the City Engineer.
3. The proposed minor subdivision does not require the dedication of public rights-of-way or the construction of new streets; does not create any public improvements; does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property; does not violate any local, state or federally

adopted law, ordinance, regulation, plan or policy; and is part of a previously platted subdivision.

4. The proposed minor subdivision may not be completely compatible with adjacent land uses. Adjacent land uses include rural residential to the north and east, an elk ranch to the south, and agricultural land to the west. Although a 20-foot landscaped buffer yard has been included between the commercial uses and the adjacent residential uses, having four commercial uses on this property versus one commercial use will have a significant impact on the adjacent rural residential parcels.
5. The proposed minor subdivision may place an undue burden on public services. In particular, the creation of four commercial parcels will require the construction of a right turn lane along ND Highway 1804 at the intersection with North Washington Street and along North Washington Street at the intersection with the proposed access point.
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
7. The proposed minor subdivision is not completely consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Lee said that although staff has concerns with the intensity of development at this intersection and believes that commercial development in this location at this time is premature, the plat does meet all of the technical requirements for approval of a minor subdivision final plat.

Based on the above findings, staff recommends approval of minor subdivision final plat of Northridge Estates Commercial Park (a replat of Lot 1, Block 1, Northridge Estates 2nd Subdivision), with the following provisions:

1. A westbound right turn lane along ND Highway 1804 at the intersection with North Washington Street must be constructed by the applicant in accordance with NDDOT requirements prior to the plat being recorded;
2. A northbound right turn lane along North Washington Street at the intersection with the proposed private access must be constructed by the applicant in accordance with Burleigh County and Hay Creek Township requirements prior to the plat being recorded;
3. The private access road must be paved as needed to provide dust-free access to any site being developed. The paving of the private access road may be phased if the properties develop from west to east, but must be constructed in its entirety prior to the development of Lots 3 or 4;
4. The entire buffer yard must be planted by June 15, 2011 or in conjunction with the development of the first site, whichever comes first. The landscape plan for the buffer

yard must meet the requirements of Section 14-03-11 of the City Code of Ordinances and must be approved by City staff prior to installation; and

5. The County Engineer, on behalf of Hay Creek Township, review the line of sight for southbound traffic on North Washington Street at the intersection with the proposed private access road and determine if there is a proper line of sight prior to the request being forwarded to the Board of City Commissioners for final action.

Commissioner Armstrong inquired what can go in this area under limited commercial. Ms. Lee responded by saying limited retail and service use, such as strip malls and a convenience store or filling station, church or daycare would be allowed as a special use. Service Group A, Retail Group A, a restaurant without a drive-thru, a clinic or multi-family residential would also be allowed. She added that the intersection of Washington and Century Avenue is zoned CA-Commercial and those uses are typical.

Commissioner Laning asked if there is a direct access to the lots from Highway 1804. Ms. Lee answered by saying no, there would be no access points from Highway 1804 and there is a non-access easement along the plat adjacent to Highway 1804.

Commissioner Juhala asked what kind of buffer zone is required for the proposed plat. Ms. Lee stated there is a requirement of a twenty foot buffer yard along north and east side of the plat that would have to be planted right away, in accordance to the buffer yard ordinance. Mr. Tomanek stated buffer yards are generally tied to land use and this would be a commercial use located next to single family residential so options would be to use trees and shrubs or a six foot high opaque fence that is wood or vinyl.

Chairman Yeager opened the public hearing for the minor subdivision final plat for Northridge Estates Commercial Park.

Mr. Patience stated he was involved with the proposed plat the last time it was proposed and when it came time to put up the turn lanes the developers decided not to proceed because it was very costly. They have been sitting on the property since then but now have an opportunity to sell the land for a church use. The requirements quoted for the buffer yard are from the city standards and this property is located outside city limits. Mr. Patience said he talked to Swenson & Hagen's landscape architect, who said the required trees and shrubs would provide a salad bar for all the critters out there and the only thing that is going to grow out there is the deer. Mr. Patience added that the developers are willing to install a shelterbelt landscape buffer like a big string of evergreens. He also noted that the ordinance states that the occupant is required to install the buffer zone, not the developers and thinks there should be some common ground and compromise for this rural property. Mr. Patience said that originally the project was ended because the turn lanes were so expensive, but the developers realize they have to have the turn lanes built. Now there is a quarter mile long buffer zone that is required and there needs to be some kind of compromise and the developers are willing to work on it.

Commissioner Waldoch asked if the landscape architect could work on a proposal to bring back to the Bismarck Planning & Zoning Commission as a recommendation for the landscaping. Mr.

Patience responded by saying of course that can happen, but it would be more beneficial for the occupants to install and take care of the trees and shrubs because they will be there.

Ms. Lee said that staff recommends that a landscape plan be submitted and reviewed by staff, with input from Hay Creek Township, prior to this proposed plat being presented to the Board of City Commissioners. Mr. Patience said that the developers agree and that is acceptable.

Dennis Kaiser said that he represents the church entity that is looking at purchasing Lot 1 and wanted to clarify that that it would not be a church being built there, rather the headquarters for the churches that are located in North Dakota and South Dakota. What they are looking at doing is building a 5,000 square foot office building on the lot, so the traffic will be very minimal and the building would be very nice.

Chairman Yeager closed the public hearing.

Neil Modin said Hay Creek Township realized today that the traffic is low, but there is a major problem with the line of sight at that intersection and will stand firm on the recommendation of a turn lane. Mr. Modin said that they also agree that there needs to be a buffer zone installed immediately, however, they are willing to look at other options instead of what is required in the city ordinance.

MOTION: Based on the findings contained in the staff reports, Commissioner Juhala made a motion to approve the minor subdivision final plat for Northridge Estates Commercial Estates, with the following provisions: 1) A westbound right turn lane along ND Highway 1804 at the intersection with North Washington Street must be constructed by the applicant in accordance with NDDOT requirements prior to the plat being recorded; 2) A northbound right turn lane along North Washington Street at the intersection with the proposed private access must be constructed by the applicant in accordance with Burleigh County and Hay Creek Township requirements prior to the plat being recorded; 3) The private access road must be paved as needed to provide dust-free access to any site being developed. The paving of the private access road may be phased if the properties develop from west to east, but must be constructed in its entirety prior to the development of Lots 3 or 4; 4) The entire buffer yard must be planted by June 15, 2011 or in conjunction with the development of the first site, whichever comes first. The landscape plan for the buffer yard must meet the requirements of Section 14-03-11 of the City Code of Ordinances and must be submitted to and approved by City staff, in consultation with Hay Creek Township, prior to the request being forwarded to the Board of City Commissioners for final action; and 5) The County Engineer, on behalf of Hay Creek Township, review the line of sight for southbound traffic on North Washington Street at the intersection with the proposed private access road and determine if there is a proper line of sight prior to the request being forwarded to the Board of City Commissioners for final action. Commissioner Hegedus seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Conmy,

Hegedus, Juhala, Laning, Modin, Waldoch, Warford and Yeager voting in favor of the motion.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 6:12 p.m. to meet again on August 25, 2010.

Respectfully submitted,

Kimberley Gaffrey
Recording Secretary

Wayne Yeager
Chairman

**Major Permit Activity
July 2010**

Non-deeded Owner:	Dennis Parr
Address:	1333 South 22nd Street
Cost:	\$434,760.00
Description:	60' x 175' single story building with office space

Non-deeded Owner:	J-Sons, Inc.
Address:	2200 Airway Avenue
Cost:	\$472,000.00
Description:	4800 square feet, two story office building

Non-deeded Owner:	3G Properties, LLC
Address:	1301 South 22nd Street
Cost:	\$387,129.00
Description:	68' x 160' Building with 2nd level office space

Non-deeded Owner:	Brendel Homes, Inc.
Address:	1519 North 35th Street
Cost:	\$520,000.00
Description:	84' x 123.5' two story, four unit condo

Non-deeded Owner:	Brendel Homes, Inc.
Address:	1509 North 35th Street
Cost:	\$520,000.00
Description:	84' x 135.5' two story, four unit condo

Non-deeded Owner:	Minnesota Valley Testing Lab
Address:	2616 East Broadway Avenue
Cost:	\$1,408,000.00
Description:	80' x 182' single story building

DATE SELECTION 7/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009
Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits
SINGLE FAMILY DETACHED	25 4,752,393.00	26 4,924,804.00	5 1,387,738.00	9 1,487,657.00	1 96,672.00	1 293,423.00
SINGLE FAMILY ATTACHED	2 266,091.00	3 628,415.00	0 .00	0 .00	0 .00	0 .00
TWO UNIT	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
THREE & FOUR FAMILY	2 1,040,000.00	0 .00	0 .00	0 .00	0 .00	0 .00
FIVE & MORE FAMILY	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
CONDO/TOWNHOUSE-1 HR.WALL	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
MANUFACTURED HOMES	3 .00	0 .00	0 .00	0 .00	0 .00	0 .00
MOBILE HOME WITHOUT EXTRA	1 .00	2 .00	0 .00	0 .00	0 .00	0 .00
MOBILE HOME WITH EXTRAS	0 .00	1 1,500.00	0 .00	0 .00	0 .00	0 .00
MOBILE HOME MISCELLANEOUS	0 .00	2 4,500.00	0 .00	0 .00	0 .00	0 .00
HOTELS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
MOTELS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
GROUP QUARTERS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
STRUCTURE OTHER THAN BLDG	0 .00	1 381,030.00	0 .00	0 .00	0 .00	0 .00
AMUSEMENT & RECREATION	1 475,000.00	1 2,896,625.00	0 .00	0 .00	0 .00	0 .00
CHURCHES AND RELIGIOUS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
INDUSTRIAL	2 531,760.00	1 175,000.00	0 .00	0 .00	0 .00	0 .00
RESEARCH & DEVELOPMENT	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
AUTO SERVICE AND REPAIR	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
HOSPITALS & INSTITUTIONAL	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
OFFICE, BANK & PROFESSION	2 1,880,000.00	0 .00	0 .00	0 .00	0 .00	0 .00
SCHOOLS AND EDUCATIONAL	0 .00	1 1,444,000.00	0 .00	0 .00	0 .00	0 .00
COMM (RETAIL SALES)	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
OTHER (PUBLIC PARKING GAR	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
OTHER STRUCTURES	1 387,129.00	2 20,000.00	0 .00	2 155,000.00	0 .00	0 .00
PUBLIC BUILDING	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
ROOM ADDITIONS	3 119,388.00	3 103,851.00	2 190,857.00	2 96,434.00	0 .00	0 .00
RESIDENTIAL GARAGES	8 64,132.00	13 108,964.00	10 162,795.00	14 299,330.00	1 16,384.00	2 39,744.00
PATIOS AND COVERS	20 99,055.00	31 329,017.00	2 6,300.00	5 21,420.00	2 8,865.00	0 .00
SWIMMING POOLS AND SPAS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
OTHER	29 86,808.00	23 154,540.00	3 185,000.00	2 27,000.00	0 .00	0 .00
HOME OCCUPATIONS	0 .00	0 .00	0 .00	0 .00	0 .00	0 .00
STORAGE SHEDS	13 18,960.00	9 17,981.00	4 5,850.00	2 3,175.00	1 5,120.00	0 .00
BASEMENT FINISH	7 37,847.00	8 35,146.00	6 57,480.00	3 20,565.00	0 .00	0 .00
INDUSTRIAL BUILDINGS	5 420,806.00	0 .00	0 .00	0 .00	0 .00	0 .00
COMMERCIAL BUILDINGS	2 267,300.00	0 .00	0 .00	0 .00	0 .00	0 .00

DATE SELECTION 7/2010

Permit Type	***** City *****				***** ETA *****				***** County *****			
	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
OFFICE & PROFESSIONAL BLD	6	411,660.00	2	345,750.00	1	97,000.00	0	.00	0	.00	0	.00
OTHER	1	12,400.00	3	19,500.00	0	.00	0	.00	0	.00	0	.00
ALTER PUBLIC	2	223,271.00	2	117,741.00	0	.00	0	.00	0	.00	0	.00
APTS TO CONDO	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TO/FROM RESIDENTIAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
RESIDENTIAL	0	.00	2	.00	0	.00	0	.00	0	.00	0	.00
OTHER	0	.00	1	.00	0	.00	0	.00	0	.00	0	.00
CHRISTMAS TREE SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIREWORKS SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
NURSERY STOCK SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TEMPORARY STRUCTURE PERMI	0	.00	2	.00	0	.00	0	.00	0	.00	0	.00
CIRCUS/CARNIVAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE OUT OF PMT LOCATION	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE INTO PERMIT LOCATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE WITHIN PMT LOCATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	7	26,786.00	5	21,645.00	0	.00	0	.00	0	.00	0	.00
SIGN ALTERATION	0	.00	2	54,667.00	0	.00	0	.00	0	.00	0	.00
ELECTRONIC MESSAGE CENTER	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
Permit Type Total	143	11,120,786.00	146	11,784,676.00	33	2,093,020.00	39	2,110,581.00	5	127,041.00	3	333,167.00

	DATE SELECTION 7/2010					
	***** City *****		***** ETA *****		***** County *****	
	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009
Permit Type	Permits	Permits	Permits	Permits	Permits	Permits
Plumbing	78	36	14	15	3	3
Electrical	109	89	0	0	0	0
Mechanical	88	76	29	9	3	2
Drain Field	0	0	7	15	1	1
Hood Suppression	1	1	0	0	0	0
SprinklerStandpipe	2	5	0	0	0	0
Alarm Detection	0	0	0	0	0	0
Total	278	207	50	39	7	6

DATE SELECTION 7/2010

	***** City *****		***** ETA *****		***** County *****	
Living Units	Units 7/2010	Units 7/2009	Units 7/2010	Units 7/2009	Units 7/2010	Units 7/2009
SINGLE FAMILY DETACHED	25	26	5	9	1	1
SINGLE FAMILY ATTACHED	2	3	0	0	0	0
THREE & FOUR FAMILY	8	0	0	0	0	0
MANUFACTURED HOMES	1	0	0	0	0	0
MOBILE HOME MISCELLANEOUS	0	1	0	0	0	0
AMUSEMENT & RECREATION	4	0	0	0	0	0
ROOM ADDITIONS	1	0	2	1	0	0
RESIDENTIAL GARAGES	0	0	0	0	0	1
PATIOS AND COVERS	1	0	0	1	0	0
OTHER	2	0	0	0	0	0
BASEMENT FINISH	1	0	0	0	0	0
ALTER PUBLIC	0	7	0	0	0	0
Total	45	37	7	11	1	2

PERMIT LOCATION	PERMIT NUMBER	PROPERTY ADDRESS	DATE SELECTION 07/2010	OWNERS NAME CONTRACTOR	VALUATION
CITY OF BISMARCK	2010-0001046	2616 E BROADWAY	AV	MINNESOTA VALLEY TESTING LAB NORTHWEST CONTRACTING INC	1,408,000.00

DATE SELECTION 7/2010

Permit Type	City		ETA		County							
	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009						
Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits						
SINGLE FAMILY DETACHED	143	25,589,208.00	86	15,652,870.00	57	10,756,444.00	36	7,008,374.00	8	1,536,123.00	4	807,939.00
SINGLE FAMILY ATTACHED	47	7,317,394.00	10	1,593,684.00	0	.00	0	.00	0	.00	0	.00
TWO UNIT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
THREE & FOUR FAMILY	2	1,040,000.00	8	1,813,935.00	0	.00	0	.00	0	.00	0	.00
FIVE & MORE FAMILY	2	2,144,000.00	2	3,500,000.00	0	.00	0	.00	0	.00	0	.00
CONDO/TOWNHOUSE-1 HR.WALL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MANUFACTURED HOMES	9	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITHOUT EXTRA	5	4,095.00	14	.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME WITH EXTRAS	2	.00	2	2,700.00	0	.00	0	.00	0	.00	0	.00
MOBILE HOME MISCELLANEOUS	2	31,516.00	4	7,175.00	0	.00	0	.00	0	.00	0	.00
HOTELS	1	4,362,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOTELS	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
GROUP QUARTERS	2	144,700.00	1	203,693.00	0	.00	0	.00	0	.00	0	.00
STRUCTURE OTHER THAN BLDG	2	4,380,824.00	2	13,971,030.00	0	.00	0	.00	0	.00	0	.00
AMUSEMENT & RECREATION	1	475,000.00	1	2,896,625.00	0	.00	0	.00	0	.00	0	.00
CHURCHES AND RELIGIOUS	1	120,000.00	0	.00	0	.00	0	.00	0	.00	0	.00
INDUSTRIAL	7	4,322,341.00	6	1,110,300.00	1	56,000.00	0	.00	0	.00	1	210,867.00
RESEARCH & DEVELOPMENT	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
AUTO SERVICE AND REPAIR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
HOSPITALS & INSTITUTIONAL	0	.00	2	18,648,860.00	0	.00	0	.00	0	.00	0	.00
OFFICE, BANK & PROFESSION	7	28,352,193.00	0	.00	0	.00	0	.00	0	.00	0	.00
SCHOOLS AND EDUCATIONAL	0	.00	2	10,323,743.00	0	.00	0	.00	0	.00	0	.00
COMM (RETAIL SALES)	2	267,117.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER (PUBLIC PARKING GAR	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER STRUCTURES	7	514,243.00	6	445,301.00	0	.00	2	155,000.00	0	.00	0	.00
PUBLIC BUILDING	5	1,673,597.00	13	14,703,385.00	0	.00	1	753,000.00	0	.00	1	22,786.00
ROOM ADDITIONS	11	257,505.00	15	662,126.00	12	1,087,845.00	13	703,132.00	2	97,680.00	1	4,000.00
RESIDENTIAL GARAGES	50	449,768.00	39	304,499.00	47	777,875.00	53	991,186.00	15	469,288.00	4	52,032.00
PATIOS AND COVERS	86	308,415.00	82	474,857.00	8	38,147.00	13	51,085.00	4	17,265.00	1	960.00
SWIMMING POOLS AND SPAS	1	70,395.00	0	.00	0	.00	0	.00	0	.00	0	.00
OTHER	116	1,486,608.00	96	895,649.00	9	293,952.00	12	290,994.00	4	12,500.00	1	1,000.00
HOME OCCUPATIONS	3	.00	1	.00	1	.00	2	.00	0	.00	0	.00
STORAGE SHEDS	69	119,240.00	45	88,371.00	10	20,586.00	4	7,375.00	1	5,120.00	0	.00
BASEMENT FINISH	83	377,255.00	93	508,869.00	31	178,377.00	45	277,478.00	2	12,650.00	1	4,940.00
INDUSTRIAL BUILDINGS	14	1,443,387.00	12	423,555.00	0	.00	0	.00	0	.00	0	.00
COMMERCIAL BUILDINGS	17	2,224,693.00	21	1,650,791.00	1	988,684.00	1	303,000.00	0	.00	0	.00

Permit Type	DATE SELECTION 7/2010								County			
	City		ETA		County		County		County			
	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009	7/2010	7/2009		
Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	
OFFICE & PROFESSIONAL BLD	46	7,092,392.00	44	5,765,186.00	1	97,000.00	1	625,402.00	0	.00	0	.00
OTHER	8	1,415,456.00	11	2,275,193.00	0	.00	0	.00	0	.00	0	.00
ALTER PUBLIC	11	2,947,918.00	7	363,886.00	0	.00	0	.00	0	.00	0	.00
APTS TO CONDO	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
TO/FROM RESIDENTIAL	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
RESIDENTIAL	11	.00	8	.00	0	.00	0	.00	0	.00	0	.00
OTHER	4	.00	4	.00	0	.00	1	.00	0	.00	0	.00
CHRISTMAS TREE SALES	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
FIREWORKS SALES	2	.00	1	.00	10	.00	9	.00	0	.00	0	.00
NURSERY STOCK SALES	3	.00	3	.00	0	.00	0	.00	0	.00	0	.00
TEMPORARY STRUCTURE PERMI	3	.00	10	.00	5	.00	3	.00	0	.00	0	.00
CIRCUS/CARNIVAL	1	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE OUT OF PMT LOCATION	3	.00	4	.00	0	.00	0	.00	0	.00	0	.00
MOVE INTO PERMIT LOCATION	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
MOVE WITHIN PMT LOCATION	1	.00	1	.00	0	.00	0	.00	0	.00	0	.00
NEW SIGN PERMIT	32	216,794.00	33	593,444.00	1	1,945.00	0	.00	0	.00	0	.00
SIGN ALTERATION	1	26,915.00	2	54,667.00	0	.00	0	.00	0	.00	0	.00
ELECTRONIC MESSAGE CENTER	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
	823	99,174,969.00	691	98,934,394.00	194	14,296,855.00	196	11,166,026.00	36	2,150,626.00	14	1,104,524.00

DATE SELECTION 7/2010

Permit Type	***** City *****		***** ETA *****		***** County *****	
	7/2010 Permits	7/2009 Permits	7/2010 Permits	7/2009 Permits	7/2010 Permits	7/2009 Permits
Plumbing	278	214	67	43	9	6
Electrical	599	532	0	0	0	0
Mechanical	574	514	106	102	14	8
Drain Field	0	0	7	15	1	1
Hood Suppression	1	1	0	0	0	0
SprinklerStandpipe	2	5	0	0	0	0
Alarm Detection	0	0	0	0	0	0
Total	1476	1288	226	179	26	17

DATE SELECTION 7/2010

	***** City *****		***** ETA *****		***** County *****	
Living Units	Units 7/2010	Units 7/2009	Units 7/2010	Units 7/2009	Units 7/2010	Units 7/2009
SINGLE FAMILY DETACHED	143	86	57	36	8	4
SINGLE FAMILY ATTACHED	47	10	0	0	0	0
THREE & FOUR FAMILY	8	14	0	0	0	0
FIVE & MORE FAMILY	21	71	0	0	0	0
MANUFACTURED HOMES	1	0	0	0	0	0
MOBILE HOME WITHOUT EXTRA	0	1	0	0	0	0
MOBILE HOME WITH EXTRAS	1	0	0	0	0	0
MOBILE HOME MISCELLANEOUS	0	1	0	0	0	0
GROUP QUARTERS	2	4	0	0	0	0
AMUSEMENT & RECREATION	4	0	0	0	0	0
HOSPITALS & INSTITUTIONAL	0	294	0	0	0	0
ROOM ADDITIONS	2	0	4	3	1	0
RESIDENTIAL GARAGES	1	1	1	1	1	1
PATIOS AND COVERS	1	0	0	2	0	0
OTHER	5	2	0	1	0	1
STORAGE SHEDS	2	0	0	0	0	0
BASEMENT FINISH	6	0	1	2	0	0
COMMERCIAL BUILDINGS	0	0	0	23	0	0
ALTER PUBLIC	0	7	0	0	0	0
RESIDENTIAL	0	1	0	0	0	0
FIREWORKS SALES	0	0	0	1	0	0
Total	244	492	63	69	10	6